

The Mayfield Master Plan

November 14, 2007

The Mayfield Master Plan has been prepared by Toll Brothers, Inc. for approval by the City of Mountain View. Pursuant to the Mayfield Precise Plan Zoning adopted on June 27, 2006, this Master Plan accompanies the pending application for a Planned Community Permit for 42 small-lot single-family homes proposed for Land Use Area 1.



Table of Contents	01
Introduction	02
Site Design & Building Locations	
Master Plan Site Data	03
Building Stories Plan	04
Site Sections	05
On-Street Parking Plan	06
Master Landscape & Tree Plan	07
Public Parks and Open Space	
Open Space Analysis	08
Tree Preservation Summary	09
Circulation	
Circulation Plan	10
Central Expressway Intersection/San Antonio Detail	11
Street Sections	12
Phasing	
Preliminary Demolition and Public Improvements Phasing Plans	13
Preliminary Construction Phasing Plans	17
Architectural Design (Graphic Site Plans, Elevations, Perspectives, Street Scenes)	
Land Use Area 1: Small-Lot Single Family Homes	23
Land Use Area 2: Condominium Homes	25
Land Use Area 3: Rowhomes	31
Land Use Area 4: Condominium Homes & Community Building (HOA)	34
Landscape Details & Plant Imagery	36

Mayfield Site Entitlement History

The Mountain View General Plan designates the Mountain View portion of the Mayfield Site Medium-High Density Residential. This land use designation allows residential development at a density of 26 to 35 dwelling units to the acre. On June 27, 2006, the City of Mountain View rezoned approximately 21 acres of the 27-acre Mayfield Site located within the City of Mountain View city limits and adopted the Mayfield Precise Plan. The Mayfield Precise Plan allows development of up to 530 new residences; 6,500 square feet of supporting neighborhood commercial uses, and public parks.

The Mayfield Precise Plan

The Mayfield Precise Plan is the zoning for the portion of the Mayfield Site in Mountain View. The Precise Plan is a comprehensive framework of land uses, development objectives, standards and design guidelines addressing the unique opportunities and challenges of the Mayfield Precise Plan area. The Mayfield Precise Plan specifies allowed uses, intensity of use, relationship to neighboring properties, parking and circulation, design standards, public improvements and the procedures and process for development review.

The Mayfield Master Plan

In accordance with the Precise Plan, the Mayfield Master Plan is the “Master Development Plan” for the entire Mayfield Site. The Mayfield Master Plan is consistent with the General Plan and the provisions of the Mayfield Precise Plan and zoning because the land uses described in the Master Plan match the same land uses in the same locations identified in the General Plan and Precise Plan and the Master Plan incorporates the Precise Plan development standards for each land use area. It accompanies the pending application for a Planned Community Permit for 42 small-lot single-family homes proposed for Land Use Area 1. The Master Plan refines and implements the Mayfield Precise Plan, providing a more detailed picture of the development standards and requirements (e.g. building envelopes, setbacks, density and intensity of use, etc.) which govern Land Use Areas 1, 2, 3, and 4 of the Mayfield Precise Plan. All subsequent PC Permit applications shall conform to the Precise Plan as refined in the Master Plan.

The Mayfield Master Plan defines and provides specificity for all of the proposed land uses and unit types, describes the phasing, depicts pedestrian and vehicular linkages, and shows locations of public parks and private open space. The Master Plan includes a master landscape plan that shows trees to be preserved and generally depicts how the project will contribute to the development of the residential area, relate to the adjacent neighborhood and provide a pedestrian and bicycle linkage to the Caltrain station.

The Master Plan complies with the Mayfield Final Environmental Impact Report (EIR) and incorporates all applicable mitigation measures. The proposed development will not be detrimental to the public interest, health, safety, convenience or welfare, and the proposed project demonstrates superior site and building design and compatibility with surrounding uses in conformance with the General Plan. The Master Plan achieves all of the Goals 1-9 of the Precise Plan such as:

- ❖ creating a new residential community (Goal 1)
- ❖ developing an interconnected system of streets and paths serving all transportation modes (Goal 2)
- ❖ creating a system of open space including new public parks (Goal 4)

I. Mayfield Master Plan Land Uses

The following key land uses are described in this Master Plan:

- A. 450 single-family and multi-family homes in Mountain View
- B. Two public parks totaling 3.53 acres of public parks
- C. Private recreational amenities including a community clubhouse and pool
- D. Public streets, parkstrips, and sidewalks
- E. Public and private improvements which may include pedestrian paths, driveways, walkways, paseos, parking garages, parking lots, trash servicing facilities, and other supporting infrastructure and facilities.

II. Master Plan Elements

The Master Plan provides information, details, and refinement of the following elements identified in the Precise Plan:

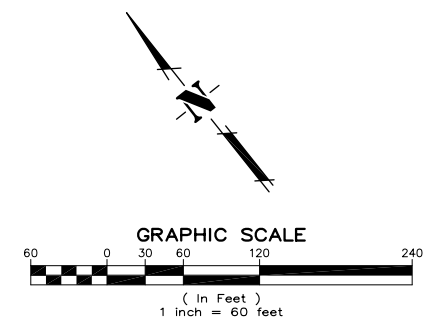
- A. Site Design
- B. Circulation
- C. Open Space Network
- D. Public Parks
- E. Building Locations
- F. Architectural Design
- G. Phasing of streets, parks, units, and other improvements

Plan Summary

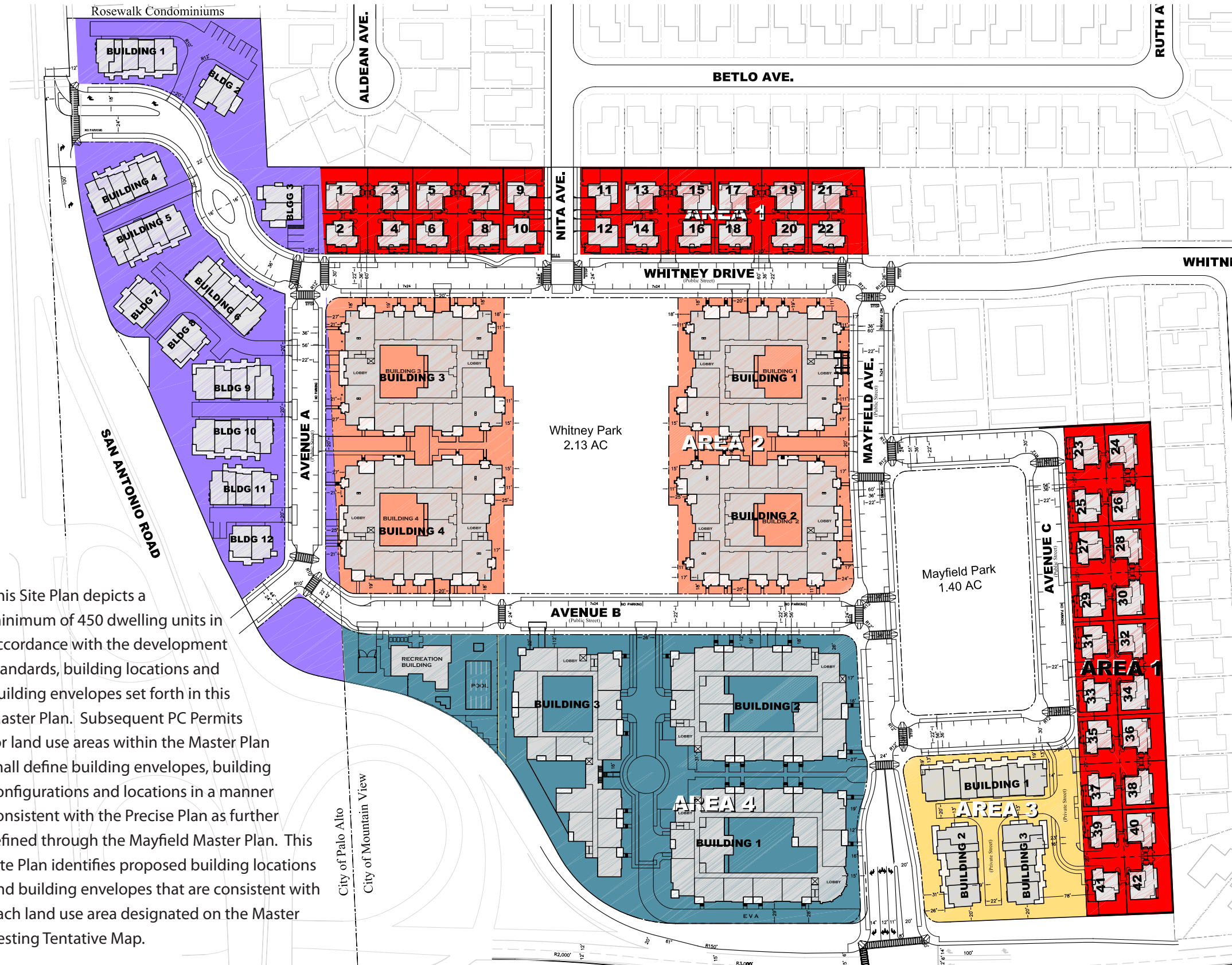
- Area 1**
3.75 Acres
42 Single-Family Houses (min)
11 Dwelling Units/Acre
- Area 2**
4.45 Acres
185 Stacked Flats (min)
42 Dwelling Units/Acre
- Area 3**
1.2 Acres
17 Rowhouses/Stacked Flats (min)
14 Dwelling Units/Acre
- Area 4**
4.5 Acres
206 Stacked Flats (min)
46 Dwelling Units/Acre
- Palo Alto**
3.2 Acres
45 Rowhouses/Stacked Flats (min)
14 Dwelling Units/Acre

Total Units:	495
Total Units in Mountain View:	450
Gross Density : (495 units/26.77ac)	18 du/ac
Average Density:	25.4 du/ac
Park Dedication:	3.53 acres

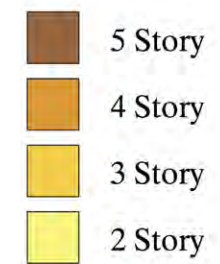
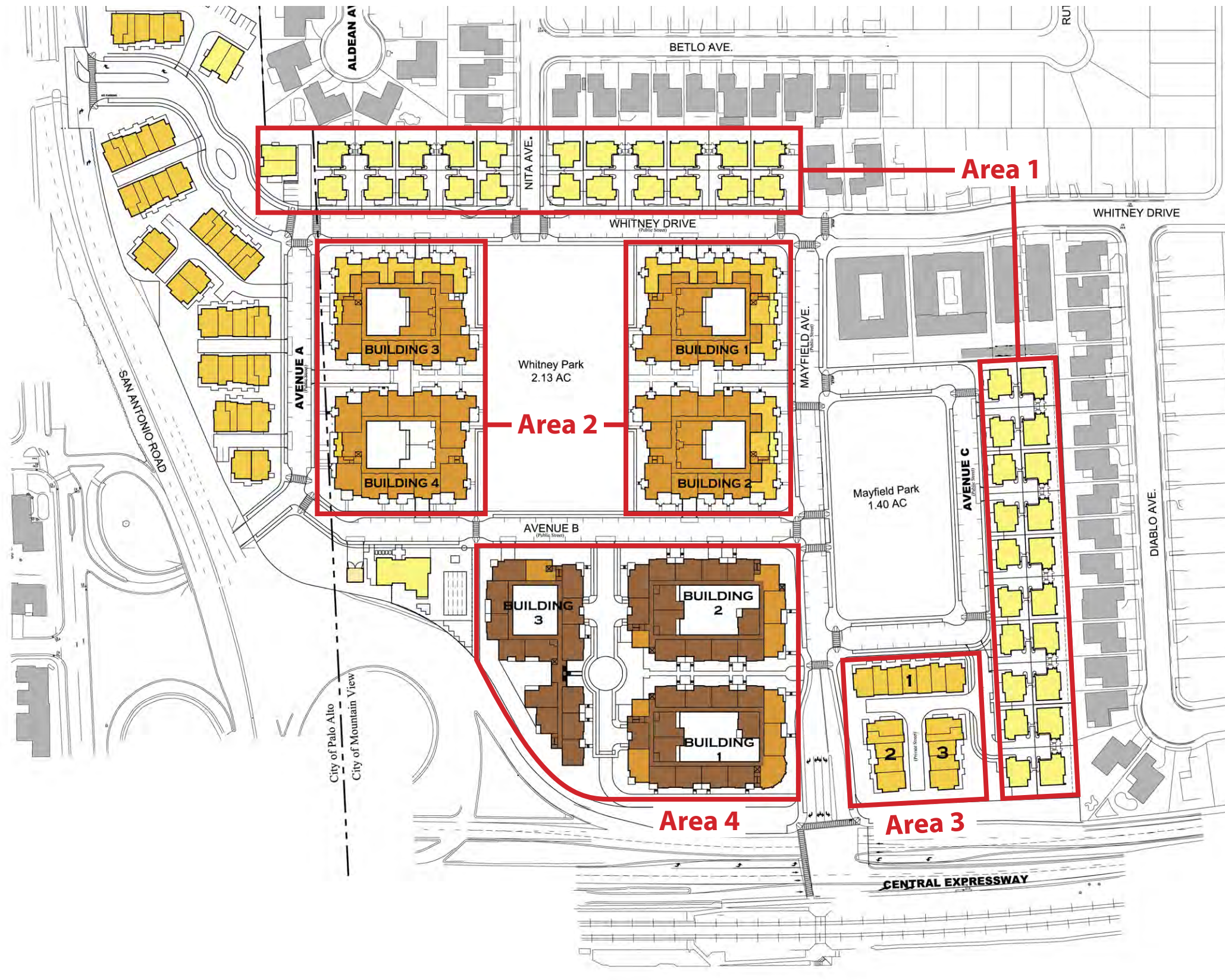
The Mayfield Precise Plan authorizes a maximum of 530 dwelling units on the portion of the Mayfield property located in Mountain View.



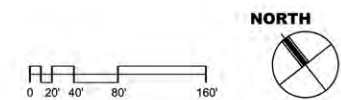
This Site Plan depicts a minimum of 450 dwelling units in accordance with the development standards, building locations and building envelopes set forth in this Master Plan. Subsequent PC Permits for land use areas within the Master Plan shall define building envelopes, building configurations and locations in a manner consistent with the Precise Plan as further refined through the Mayfield Master Plan. This Site Plan identifies proposed building locations and building envelopes that are consistent with each land use area designated on the Master Vesting Tentative Map.



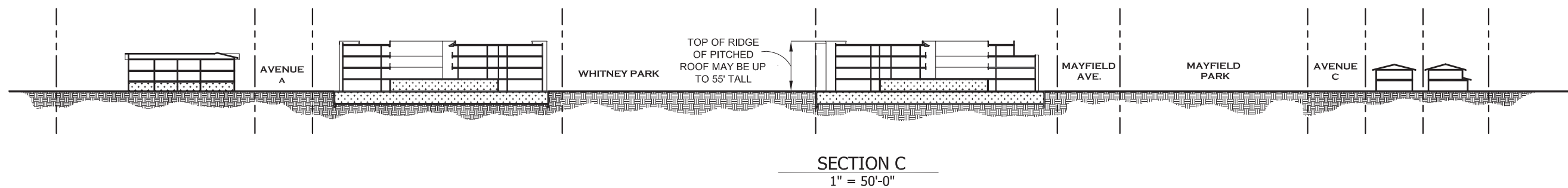
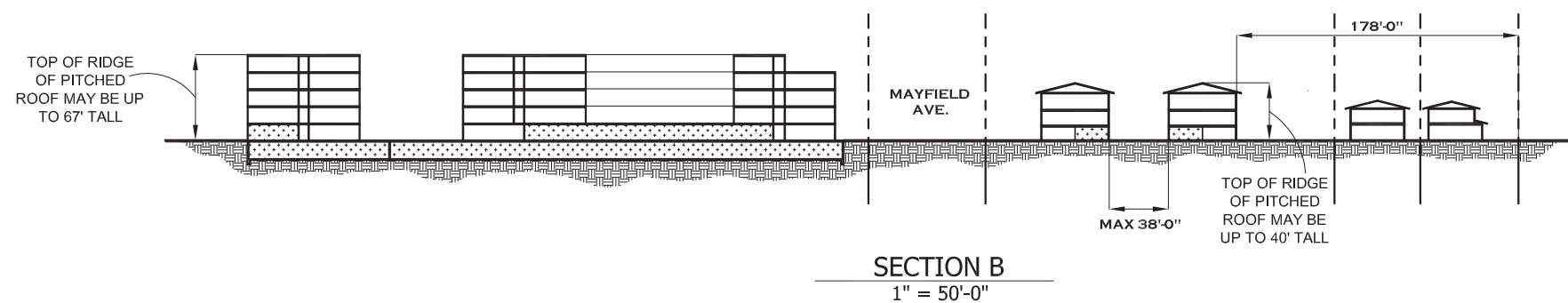
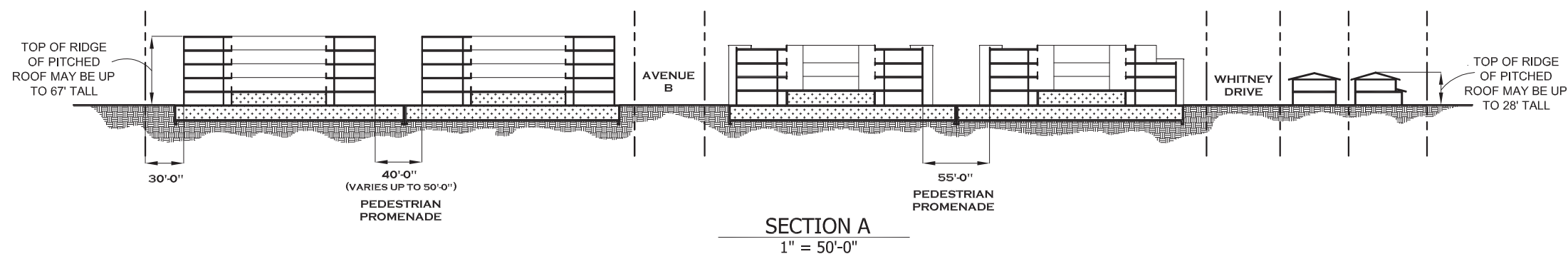
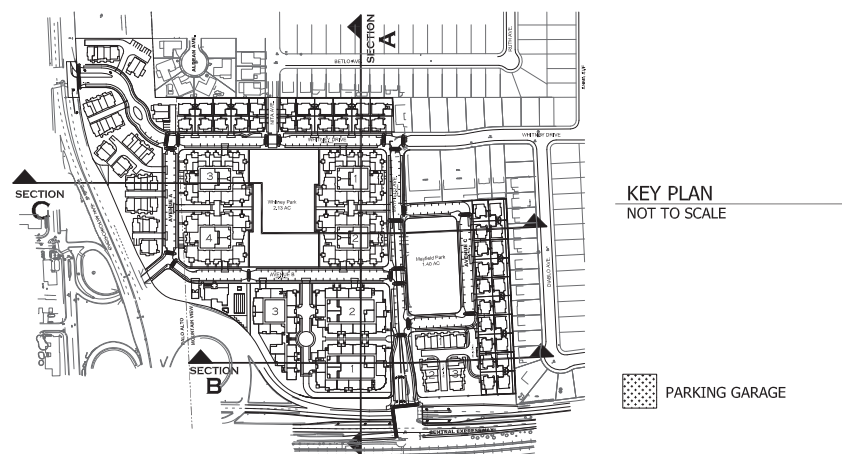
Building Stories Plan



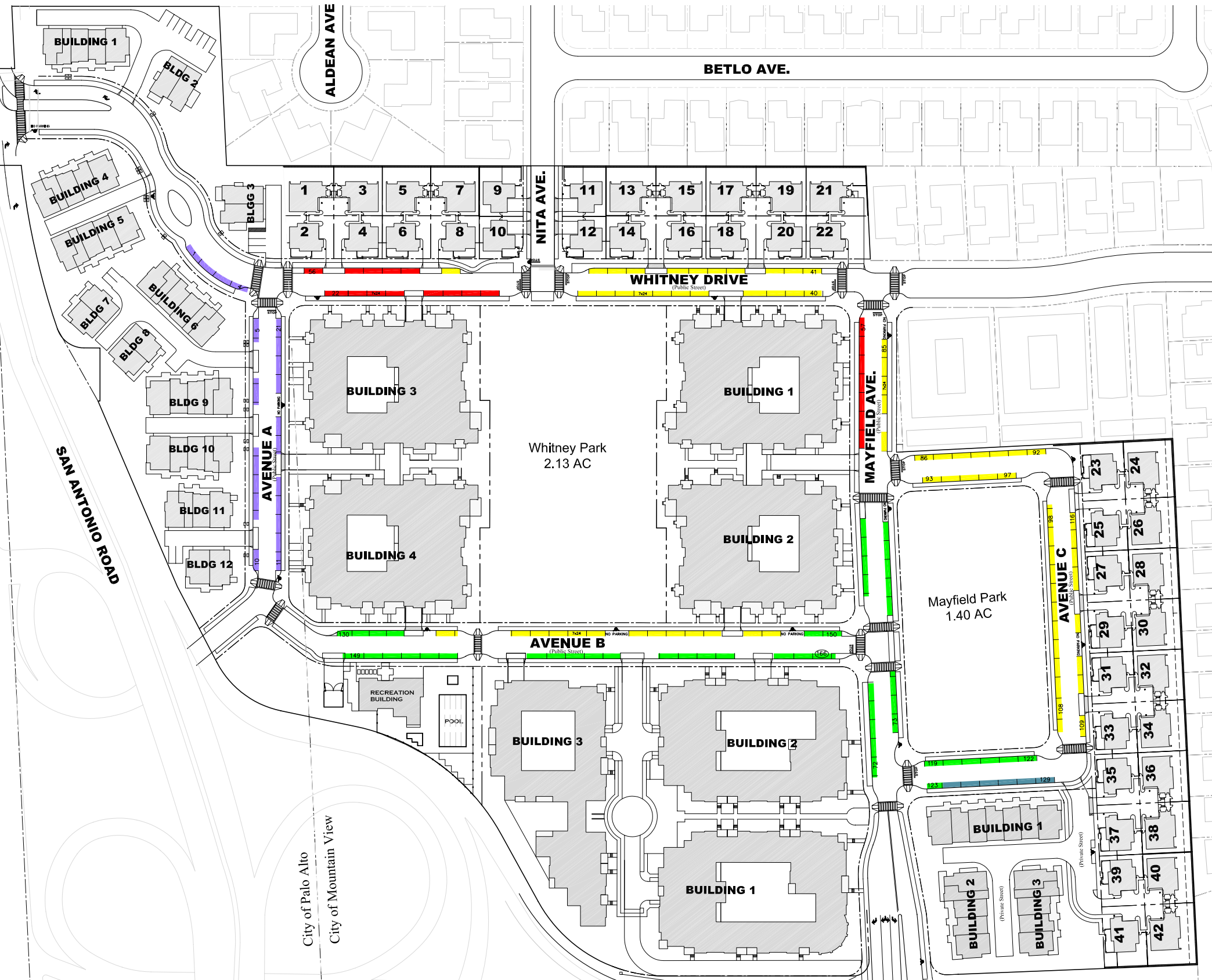
All building heights conform to city zoning ordinance.



Sections depict relative building heights and separations, and are not intended to represent proposed architectural design.



On-Street Parking Plan



Mountain View On-Street Parking Summary

Mayfield Avenue	29
Whitney Drive	35
Nita Avenue	0
Avenue B	37
Avenue C	44
Total	145

Palo Alto On-Street Parking Summary

Whitney Drive	4
Avenue A	17
Total	21

Note: 92 on-street parking spaces are provided over and above requirements for guest parking.

	Homes	Guest Parking Required	(Minimum) Provided On-Street	Provided Off-Street
Area 1	42	21		27
Area 2	185	56	20	36
Area 3	17	6	6	0
Area 4	206	62	48	14
Palo Alto	45	15	0	15
Public Parking (MV)		58	71	
Public Parking (PA)		0	21	

Note: Precise Plan allows a maximum of 60% of on-street parking spaces to count towards guest parking requirements.

Master Landscape & Tree Plan



Open Space Analysis

Mountain View Parkland Dedication Requirements

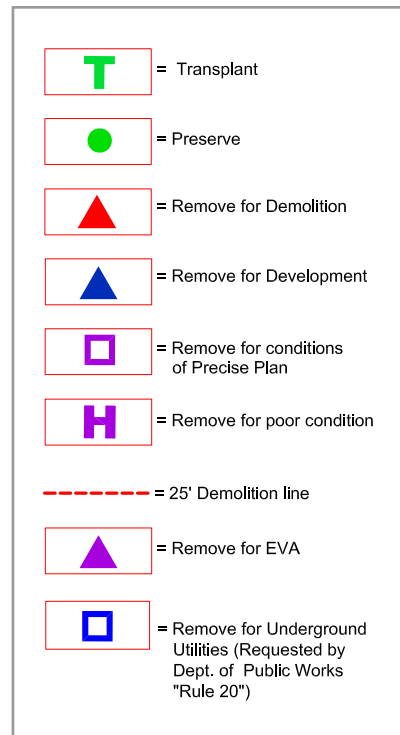
Single-Family: 42 units x .0069 =	.29 Acres
Multi-Family: 408 units x .0060 =	+ <u>2.45 Acres</u>
	2.74 Acres
City-Owned Parcel Parkland (exceeds Quimby Act)	+ <u>.40 Acres</u>
Parkland dedicated per Precise Plan	3.14 Acres
Optional Parkland pending City Agreement (exceeds park dedication requirement)	+ .31 Acres
Optional Parkland controlled by City	+ <u>.08 Acres</u>
Total Proposed Public Parkland	<u>3.53 Acres</u>

Common & Private Open Space Analysis

Net Mountain View Site Area (excluding public streets)	
Area 1	3.75 Acres
Area 2	4.45 Acres
Area 3	1.22 Acres
Area 4	4.5 Acres
Public Parkland (includes extra .39)	+ <u>3.53 Acres</u>
Total Net M.V. Site Area	17.45 Acres
Building Footprints Area	5.5 Acres
Proposed Open Space Area	11.95 Acres
Percent Open Space Area to Net M.V. Site Area	69 %

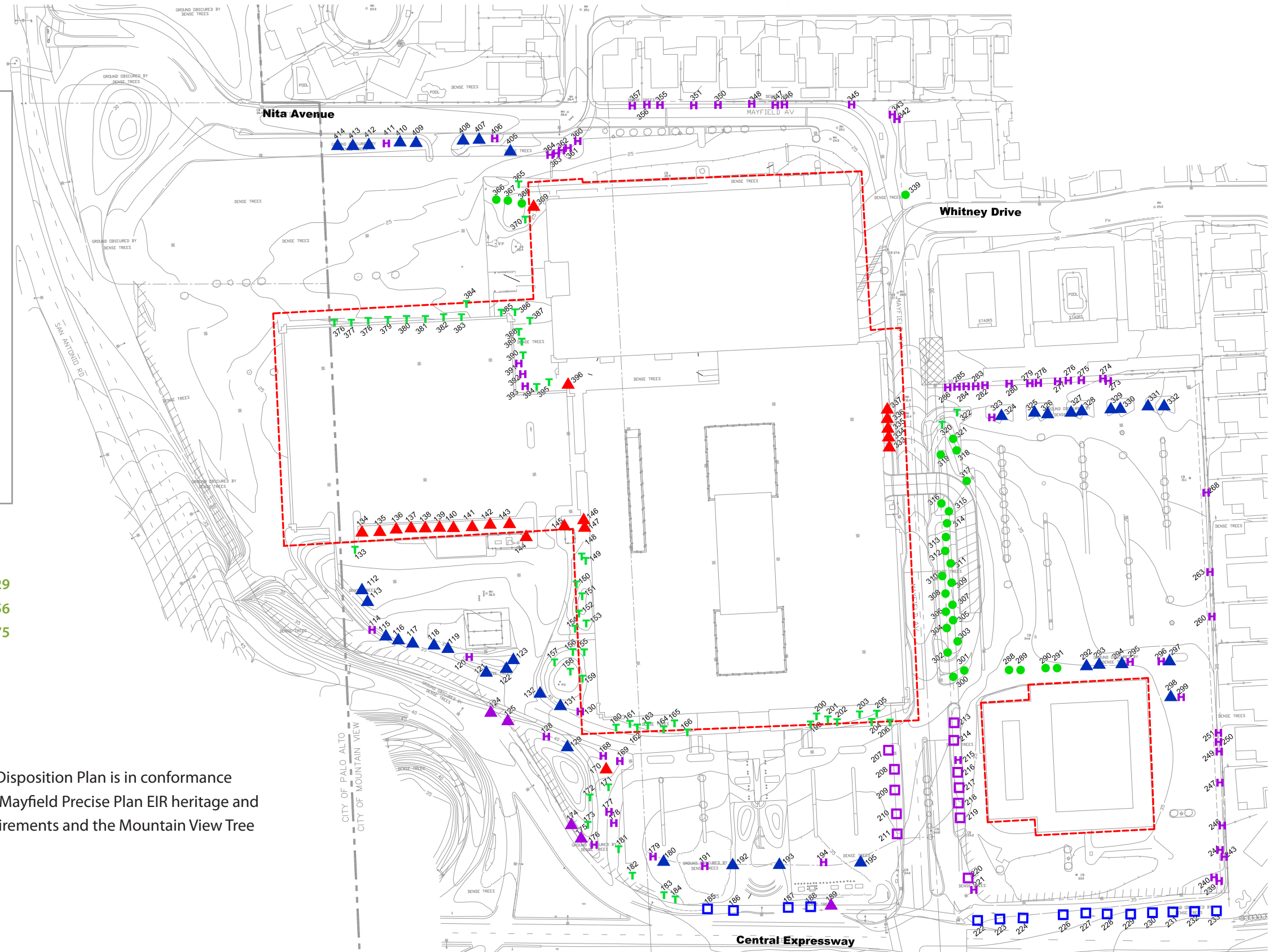


Tree Preservation Summary

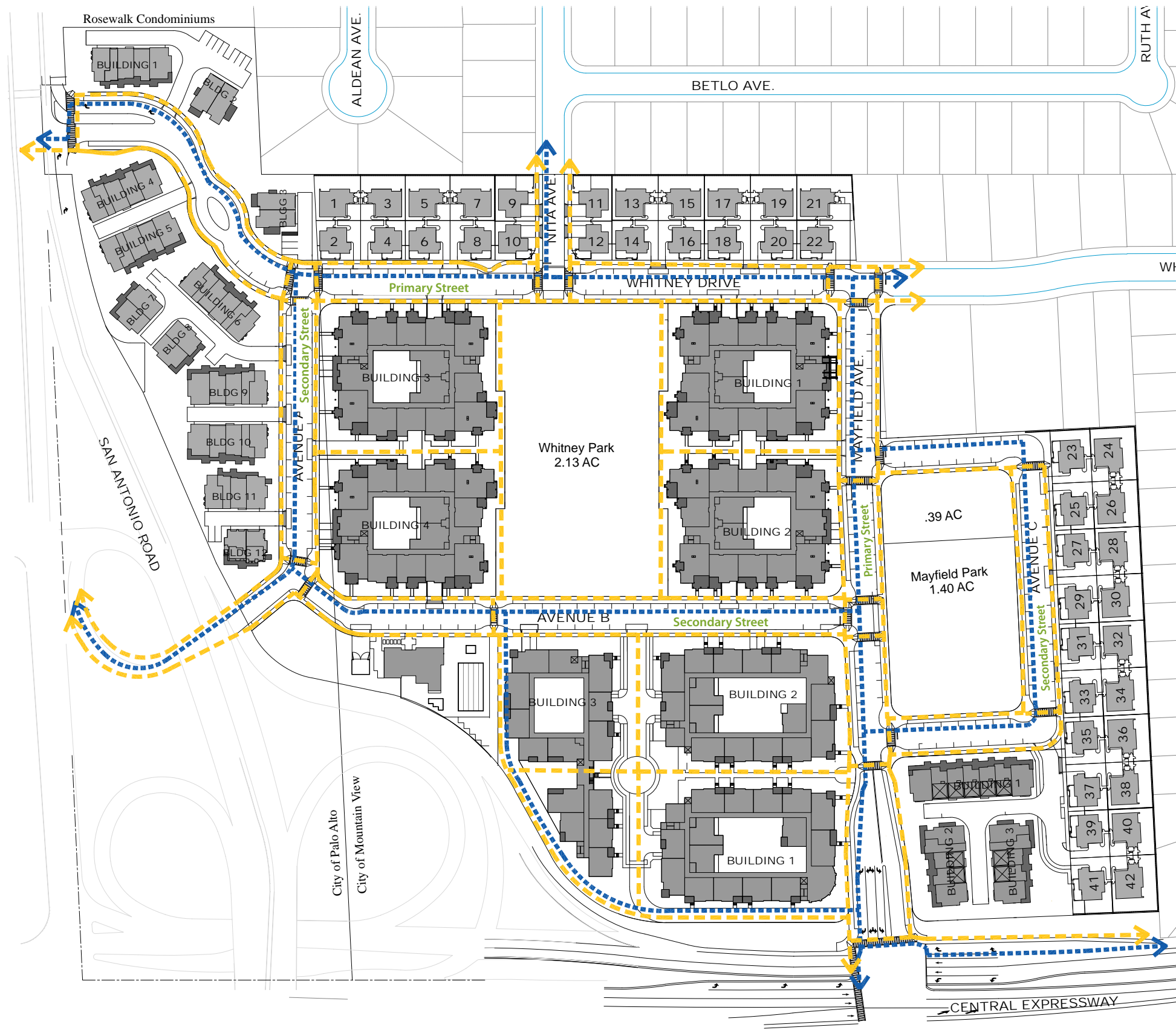


Existing Trees Preserved: **29**
 Existing Trees Transplanted: **56**
 Proposed New Trees: **675**

The Master Plan Heritage Tree Disposition Plan is in conformance with the Precise Plan, the Final Mayfield Precise Plan EIR heritage and ordinance tree mitigation requirements and the Mountain View Tree Protection Ordinance.



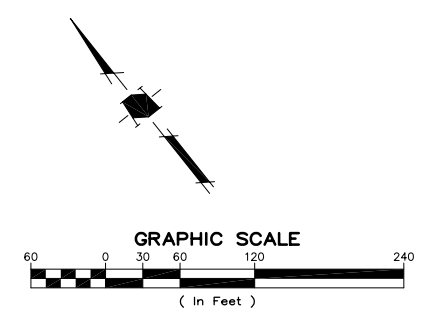
Circulation Plan



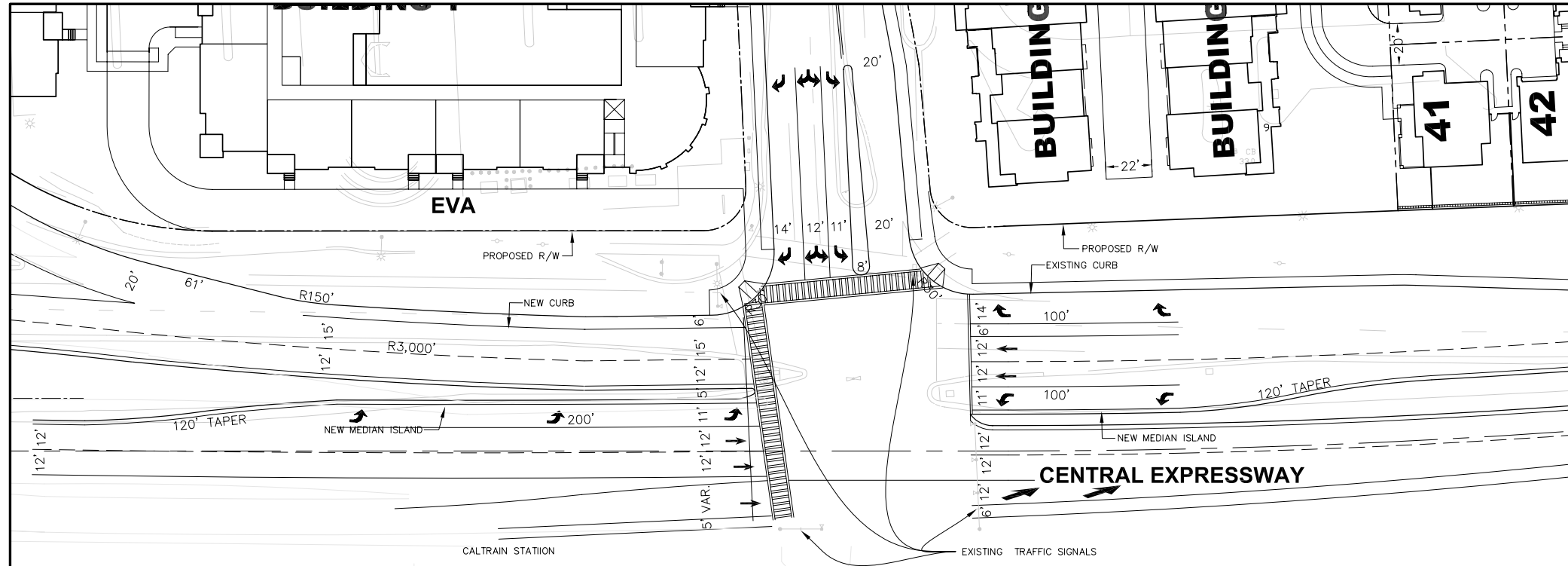
Legend

- Bicycle Circulation
- Pedestrian Circulation

The Master Plan Circulation Plan is designed to accommodate anticipated traffic, pedestrian, bicycle and transit use. The proposed circulation network is integrated with and complements the improvements to bicycle and pedestrian connections with the adjacent neighborhoods. The Master Plan identifies a distinct hierarchy of primary streets, secondary streets, paseos, driveways and alleys as depicted on the Circulation Plan.

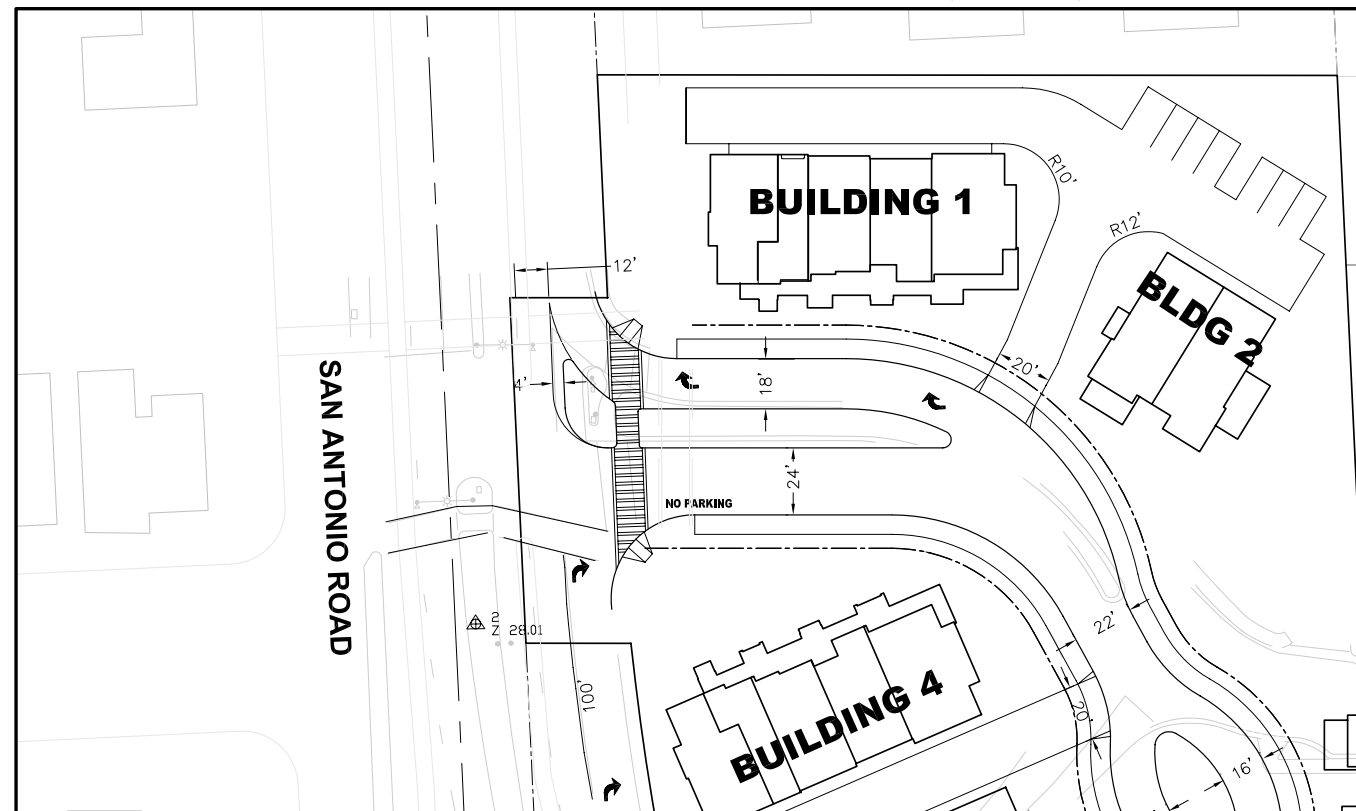


Central Expressway Intersection / San Antonio Detail

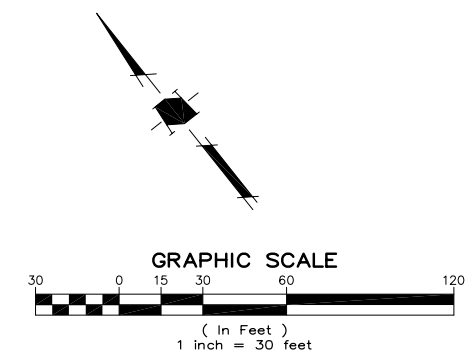


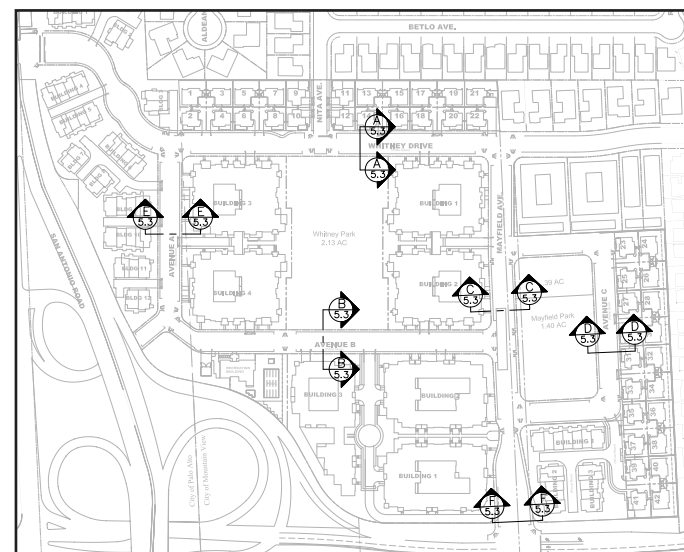
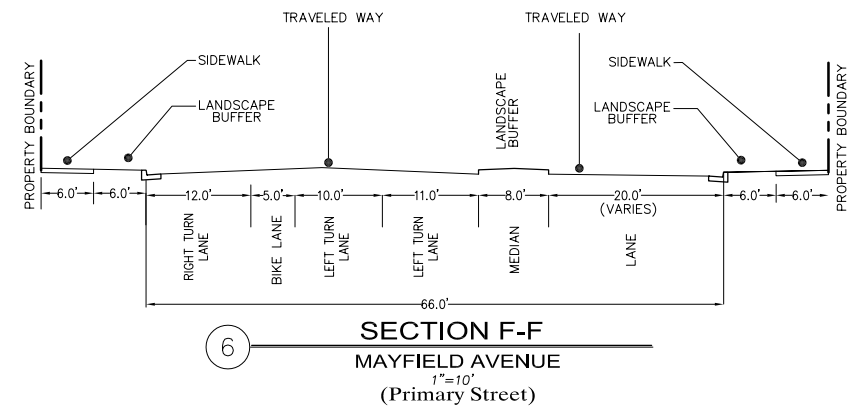
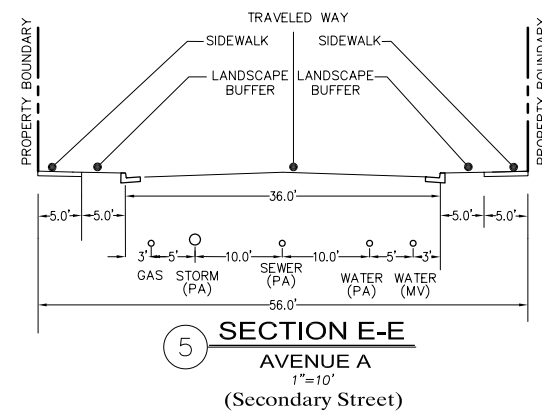
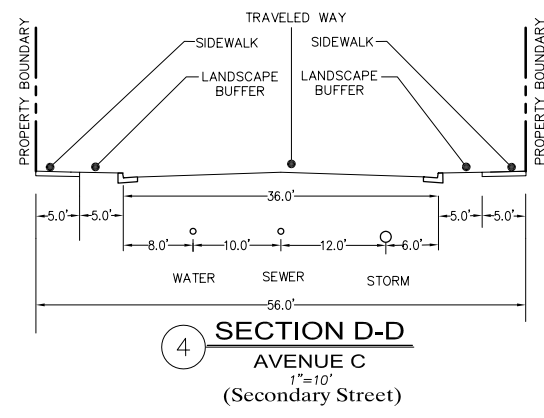
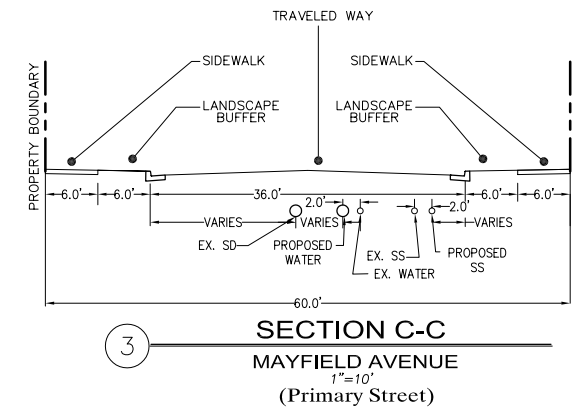
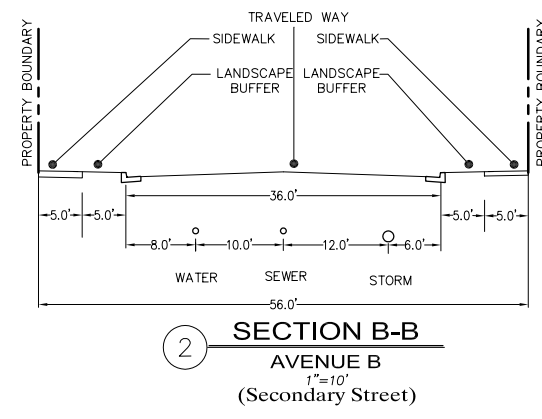
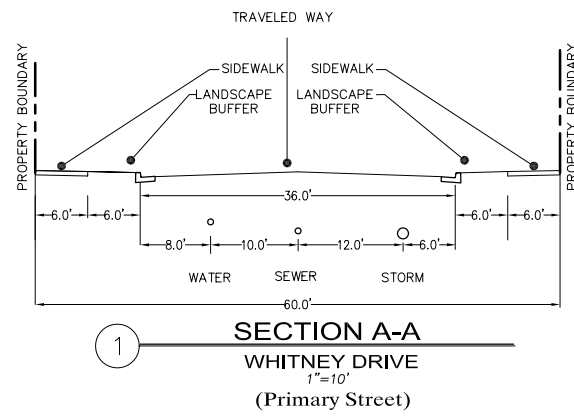
Central Expressway and Mayfield Avenue Intersection

San Antonio Road and Whitney Drive Bicycle/Pedestrian Crossing

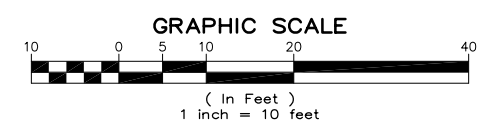


These diagrams illustrate the at-grade improvements identified in the Final EIR and Precise Plan to provide a safer and more convenient crossing to the San Antonio Caltrain Station.

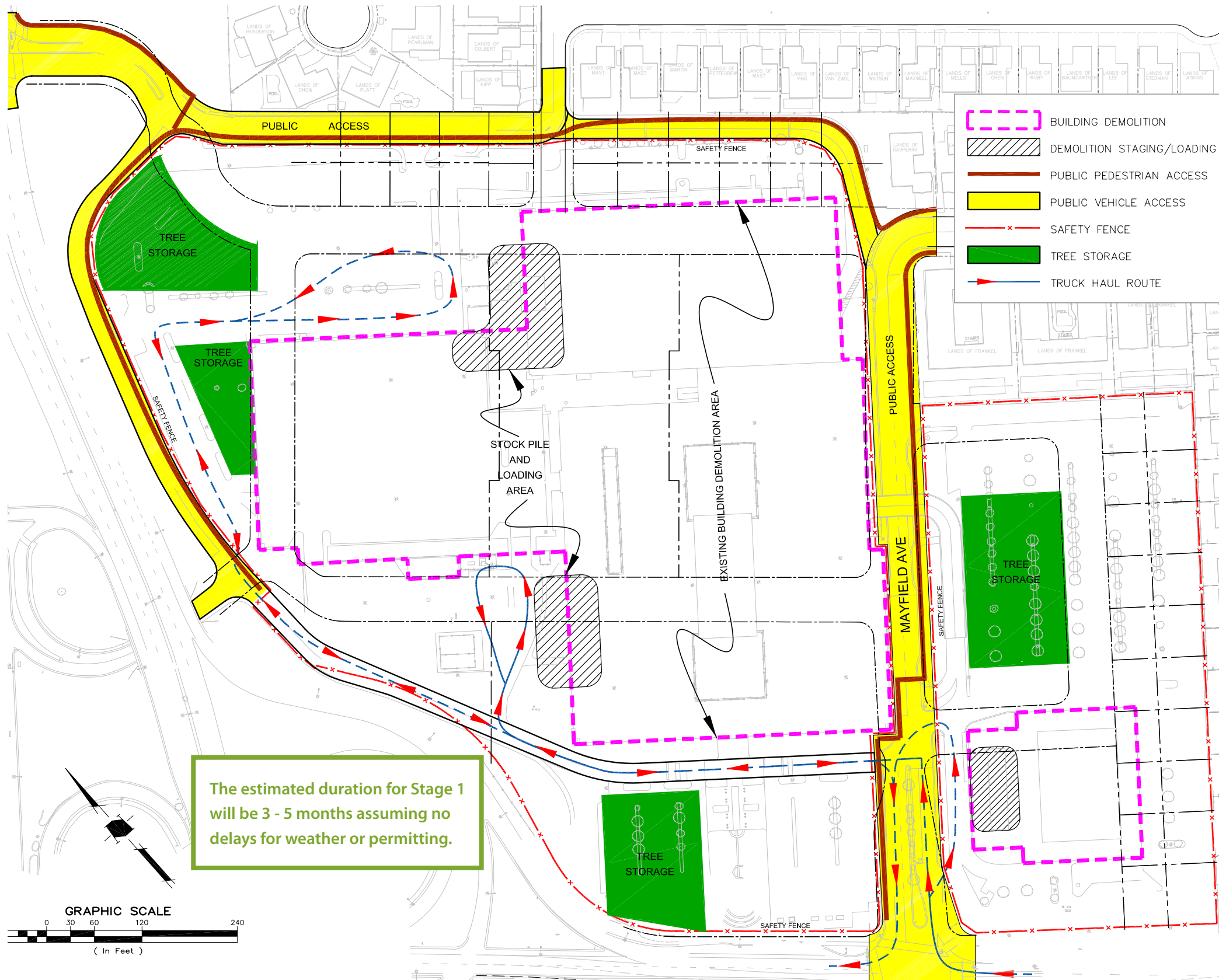




Key Plan depicts street section locations.



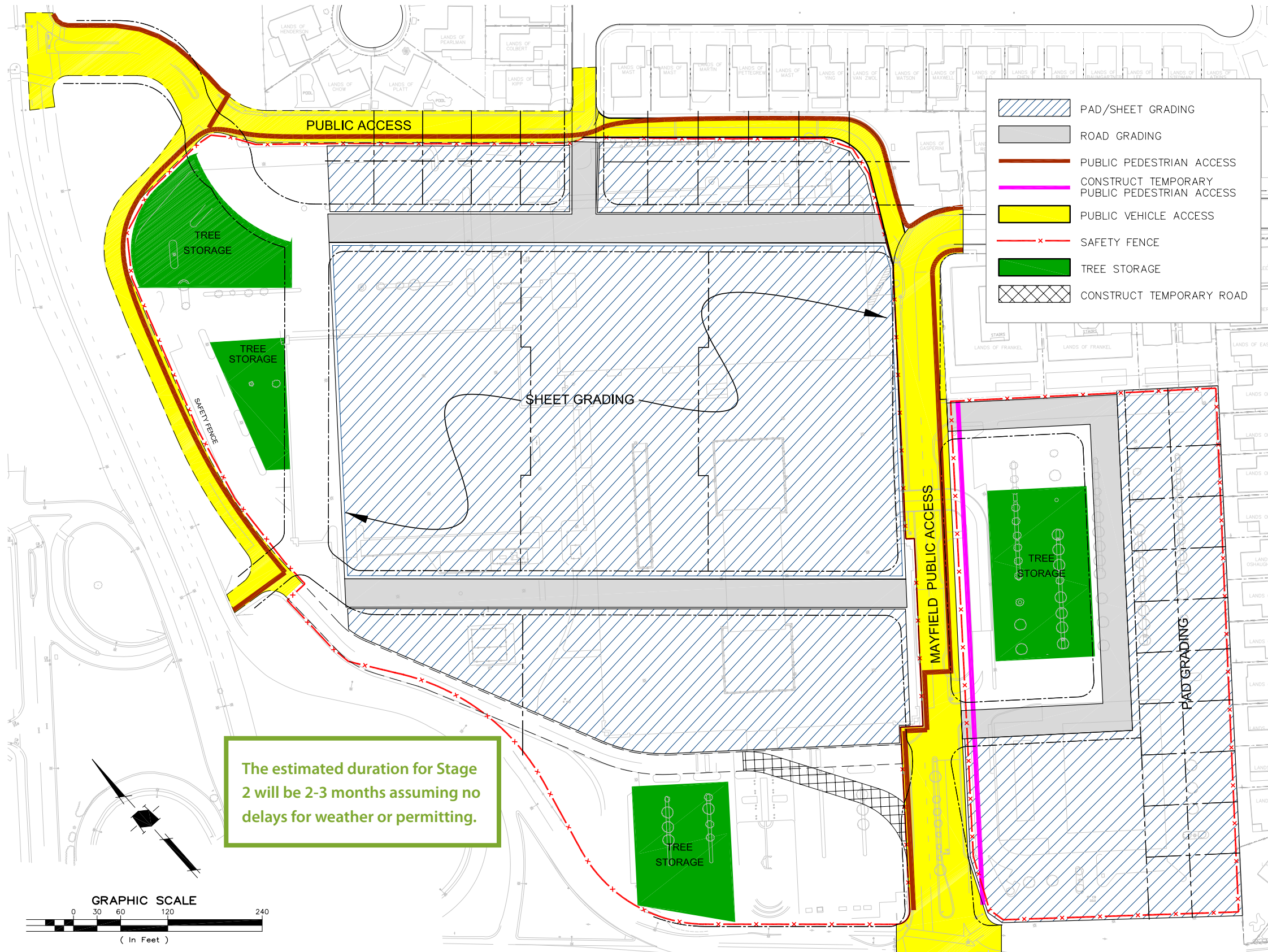
Stage 1



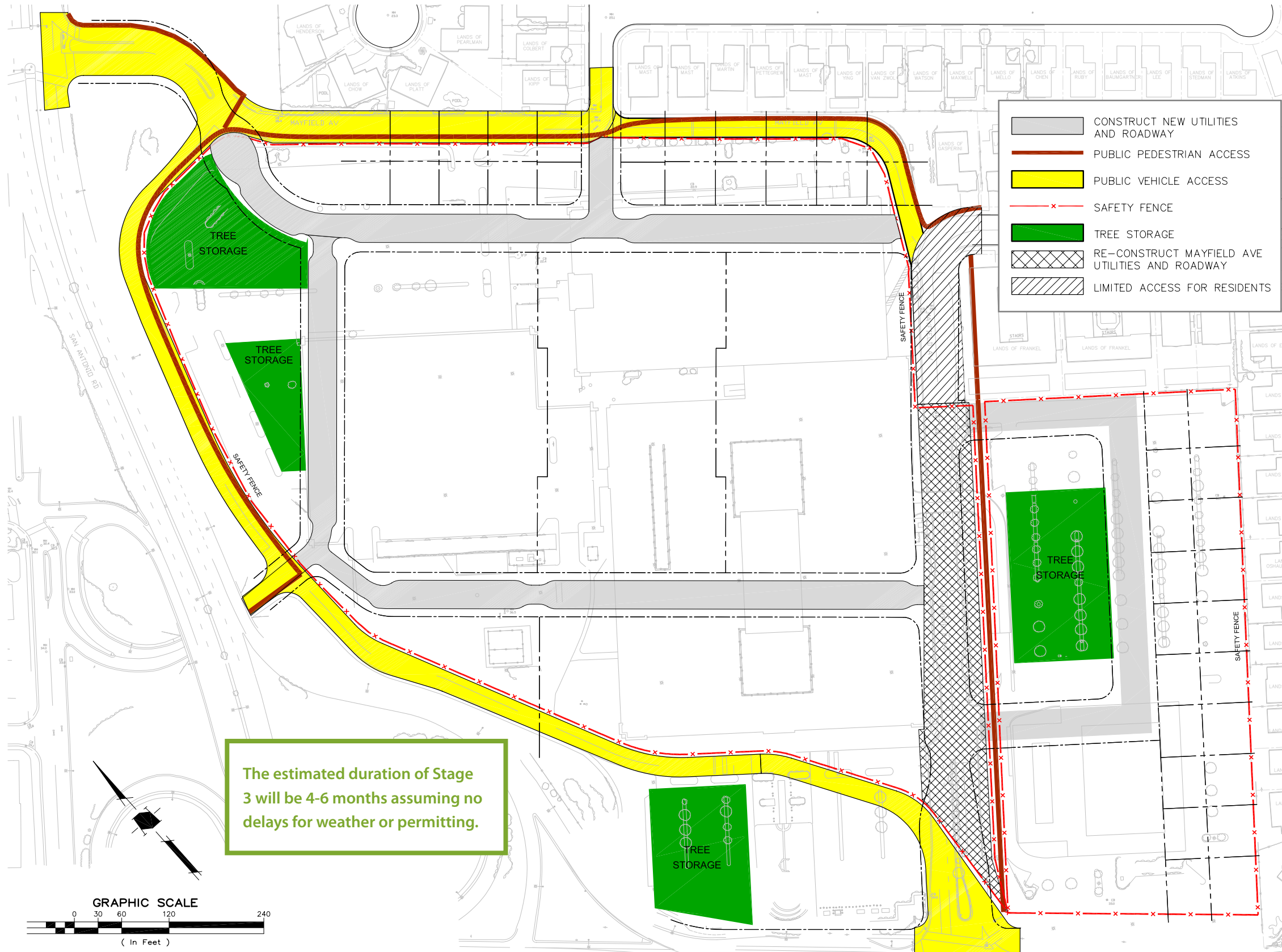
1. Prior to any construction activities, a Safety Fence will be installed at the perimeter of the site as indicated on the Stage 1 Plan. Existing perimeter fencing/walls may be incorporated as part of the perimeter fence.
2. Upon securing permits from each city, installation of required tree protection will be completed prior to further operations. Trees designated for relocation will be boxed and moved to the tree storage area as shown on the Stage 1 Plan. Exact size and number of tree storage areas will be determined by final TPPP. Tree storage locations may change during course of development to coincide with construction phasing build-out. Trees designated for removal will be taken down and properly disposed or recycled.
3. Upon securing the Demolition Permit, demolition of existing buildings will commence. Demolition of the reinforced concrete structures will be performed using hydraulically powered impact rams and jaws. Concrete and steel will be separated onsite and hauled from the site in trucks.
4. Staging, stockpile and truck routes are shown on the plan for the initial portion of the demolition. These staging areas will change during the course of the project, but in all cases trucks will be routed to City-approved truck routes once they leave the site.
5. Public access will be maintained on Nita Ave. to San Antonio Road, on Mayfield Ave. to Central Expressway, from Whitney Ave. to San Antonio and from Nita Ave. to the San Antonio Tunnel. During portions of the building demolition and road construction the road and pedestrian access will need to be shut down for short periods of time during work hours for safety reasons. Flagmen will be provided at entry points to the site during truck haul operations for traffic safety.
6. The existing structures are supported on reinforced concrete piles that will be removed to a depth of 5-20 feet (approximately) by excavating around the piles and breaking them off at the required depth, or using other removal methods. Excavated material will be replaced and compacted as required.
7. During and after building demolition, removal of the existing utilities, curbs and paving will proceed until all required demolition has been completed in the Stage 1 areas.

Stage 2

1. Upon securing the Rough Grading Permit, grading operations will commence to haul, place and compact the soil as needed to establish the required grades for the site.
2. The road areas will be graded for the future public streets as shown on the Stage 2 plan. Area 3 and the eastern portion of Area 1 will be graded for the building pads in accordance with the requirements of the permit. Areas 2 and 4 will be sheet graded as approved.
3. During grading operations, a temporary road will be constructed as shown on the Stage 2 plan. Additionally, a temporary pedestrian path will be constructed along the southeast side of Mayfield Ave.
4. Trees that are designated for relocation will be replanted in those areas where grading is complete and the trees will not be impacted by future operations. All other trees in the storage areas will remain in storage and be maintained until such time as they can be replanted.
5. Public Access will remain the same as in Stage 1.



Stage 3



1. Upon securing the approvals for construction of the new public roads, traffic will be rerouted from Mayfield Ave. to the new temporary road, pedestrian traffic will be rerouted onto the new temporary pedestrian path, and the safety fence will be adjusted to secure the work area.
2. New sewer, storm drain, water, electric, gas, telephone and cable tv facilities will be installed in the new road areas. The undergrounding of existing overhead utilities as needed to provide tree clearance will be incorporated in the new utility facilities.
3. The existing utilities in Mayfield Avenue will be relocated or replaced as required and the street reconstructed to the new grades as approved.
4. The new utilities will be connected and the new roads will be paved. As the new utilities are connected, the remaining existing utilities will be removed as needed.
5. Trees that are designated for relocation will be replanted in those areas where road construction and grading is complete and the trees will not be impacted by future operations. All other trees in the storage areas will remain in storage and be maintained until such time as they can be replanted.
6. Prior to proceeding to Stage 4, if the approvals for the new road in Palo Alto have not been received, a temporary road will be constructed to connect the new Whitney Drive extension to the existing Nita Ave. in Palo Alto and Avenue B will be connected with a temporary road to the existing tunnel.

Stage 4

1. Upon approval of the City, traffic will be rerouted onto the new extension of Whitney Drive and reconstructed Mayfield Ave. and the safety fencing will be adjusted accordingly.
2. The existing Nita Ave. temporary road will be removed and the building pads will be graded as needed in the area north of the new Whitney Drive and west of Avenue A. The building pads north of the Whitney Drive extension and east of Nita Ave. will be regraded as needed after removal of the existing utilities in that area.
3. The temporary road along Mayfield Ave. as per Stage 2 will be removed and the area regraded as required.
4. Ave. C and Ave. B will be limited for Construction Access.



October 2008: Commence Sales Effort

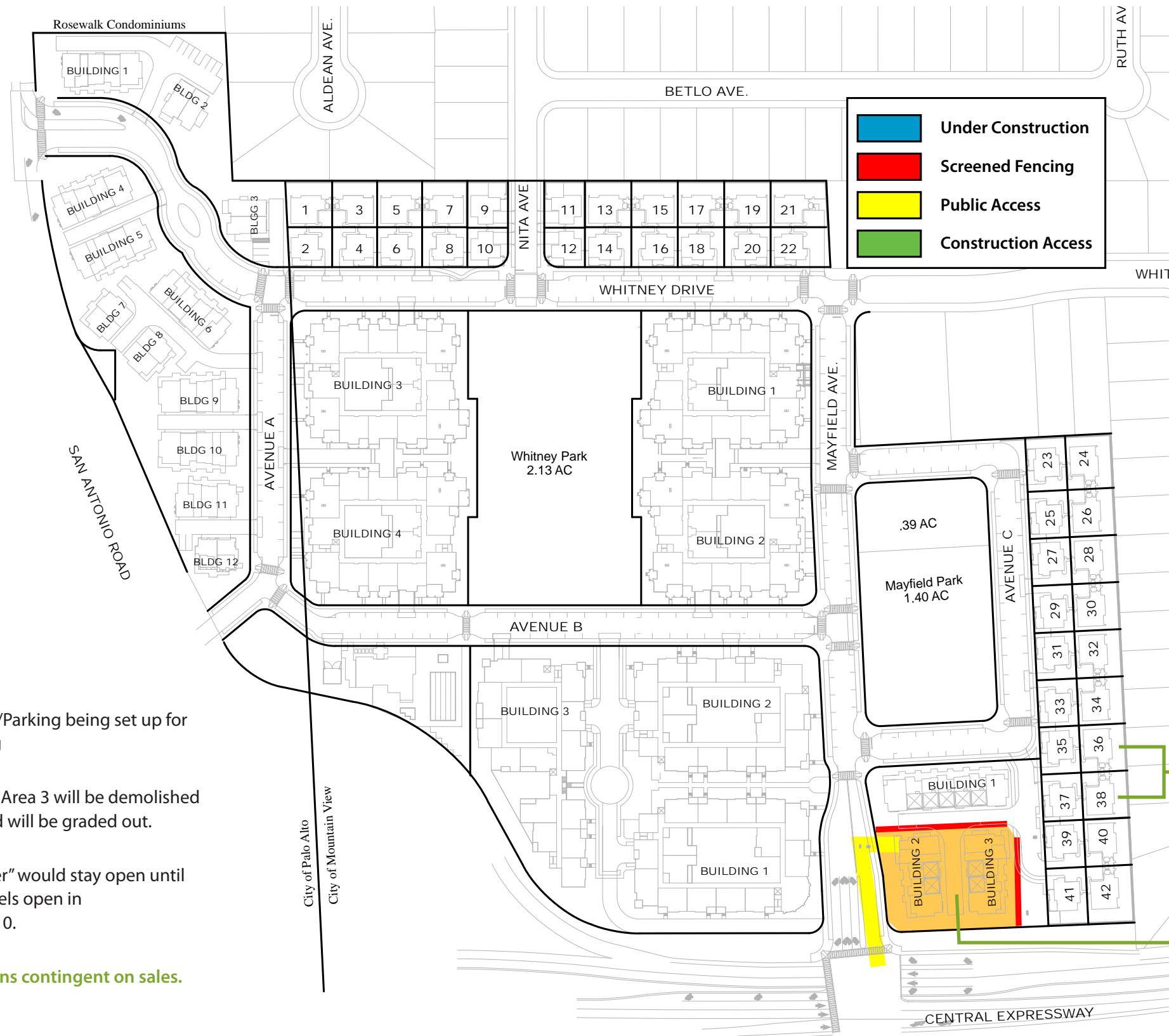
Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

Sales Trailer/Parking being set up for Fall opening

Structure in Area 3 will be demolished first and pad will be graded out.

"Sales Center" would stay open until Condo Models open in October 2010.

Phasing Plans contingent on sales.



Future Model Complex
for Single Family
(Lots 35-38)

Sales Center/Parking

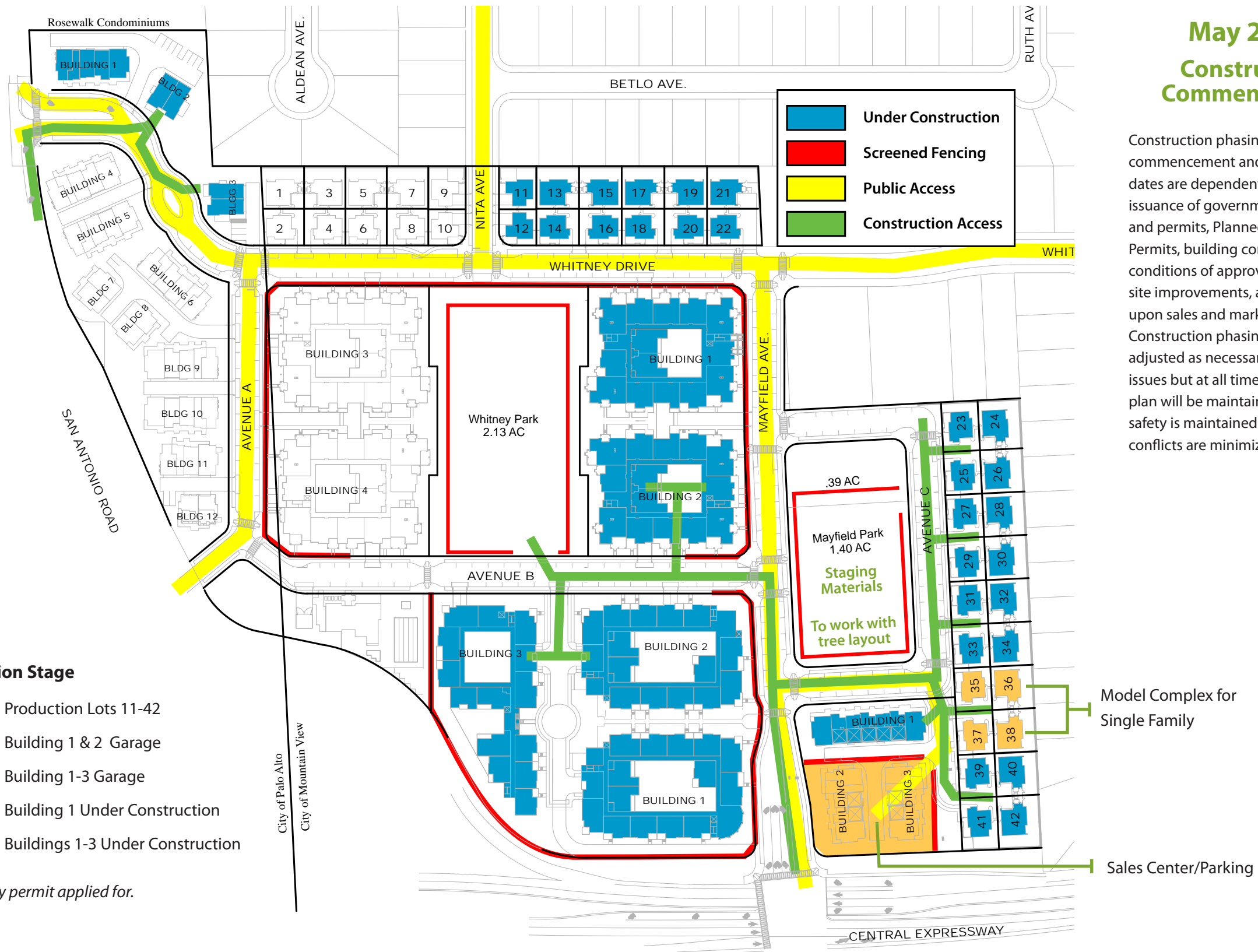
May 2009: Construction Commencement

Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

Construction Stage

- Area 1** Production Lots 11-42
- Area 2*** Building 1 & 2 Garage
- Area 4*** Building 1-3 Garage
- Area 3** Building 1 Under Construction
- Palo Alto** Buildings 1-3 Under Construction

*Garage only permit applied for.

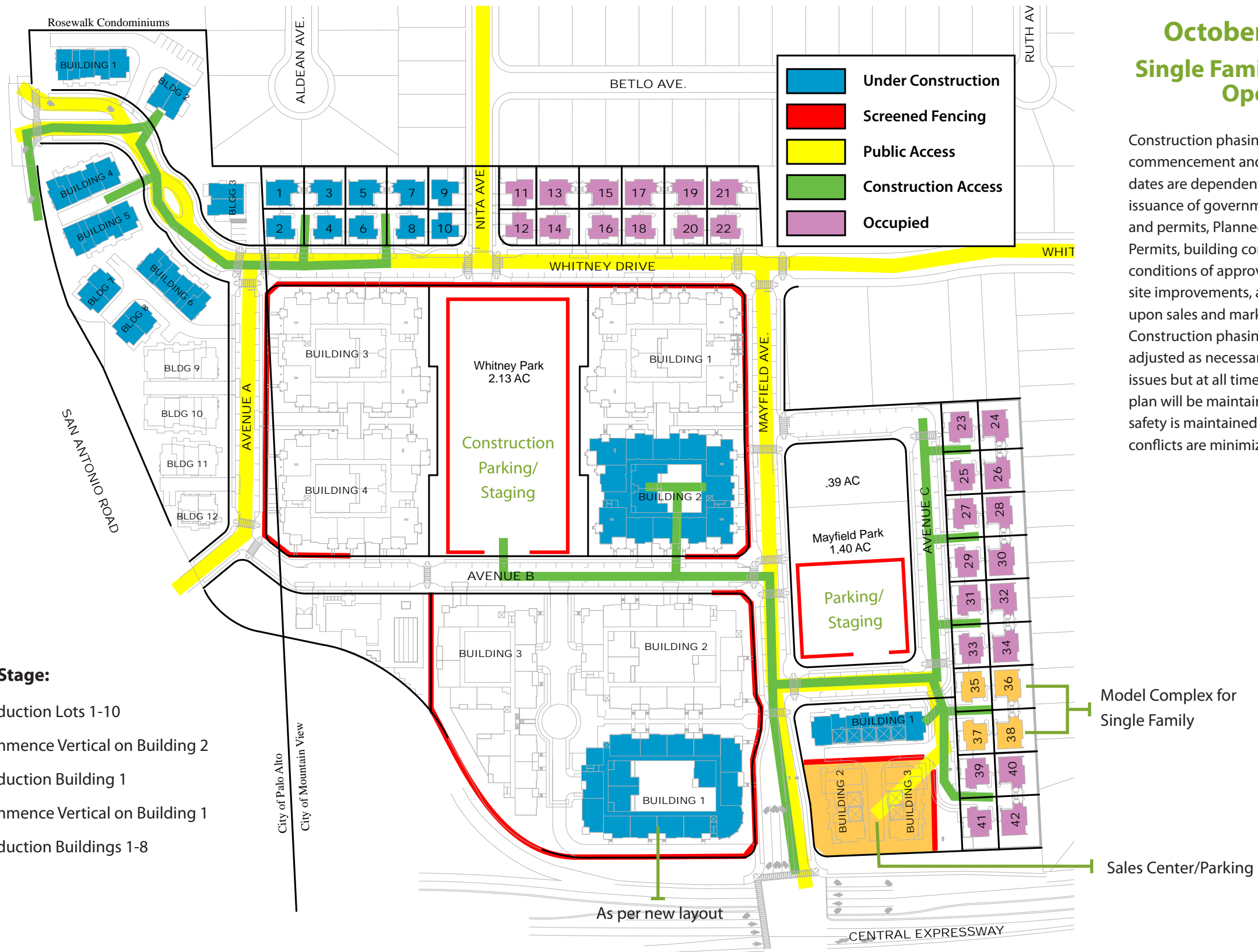


October 2009: Single Family Models Open

Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

Construction Stage:

- Area 1** Production Lots 1-10
- Area 2** Commence Vertical on Building 2
- Area 3** Production Building 1
- Area 4** Commence Vertical on Building 1
- Palo Alto** Production Buildings 1-8



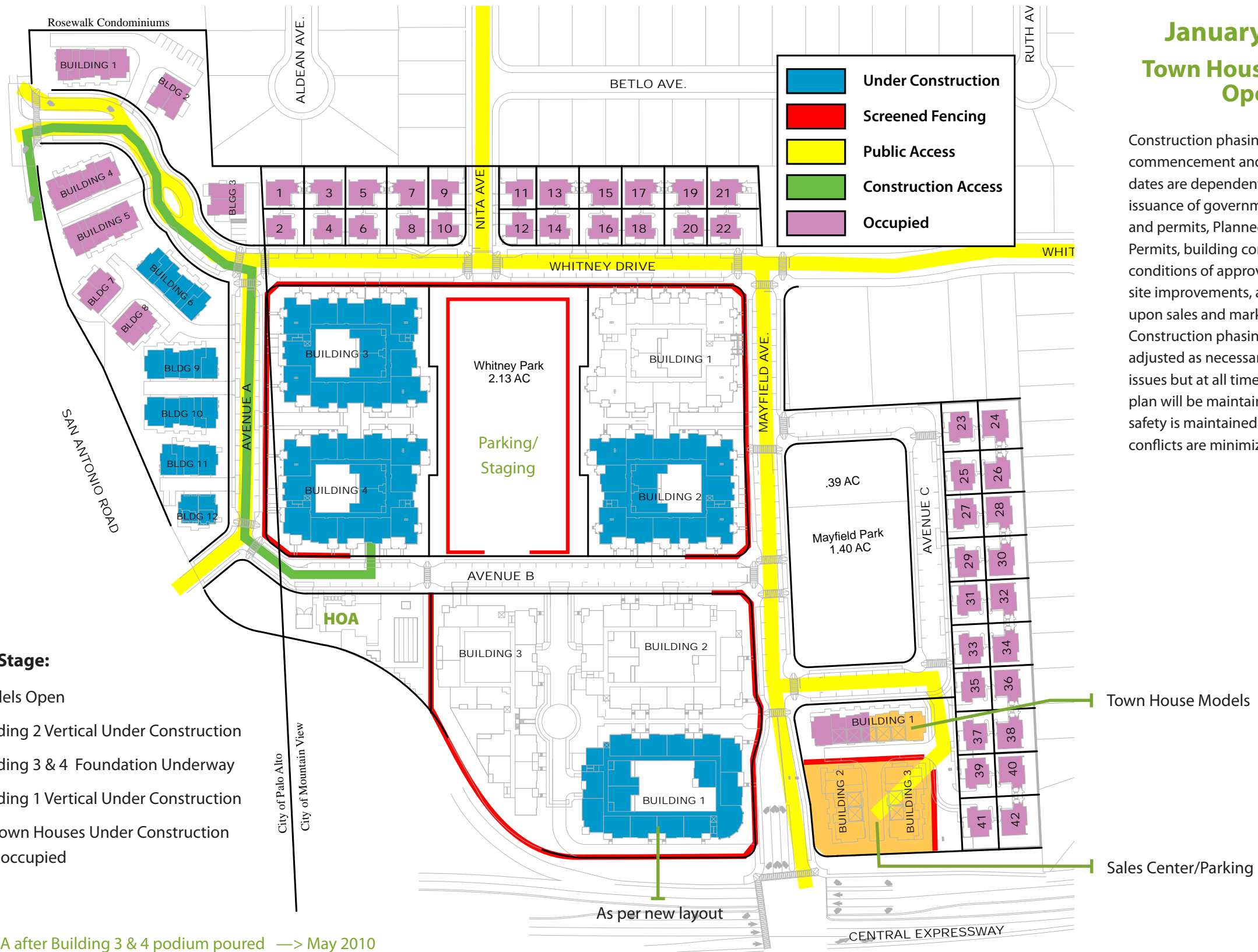
January 2010: Town House Models Open

Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

Construction Stage:

- Area 3** Models Open
- Area 2** Building 2 Vertical Under Construction
Building 3 & 4 Foundation Underway
- Area 4** Building 1 Vertical Under Construction
- Palo Alto** All Town Houses Under Construction and occupied

Note: Open HOA after Building 3 & 4 podium poured —> May 2010

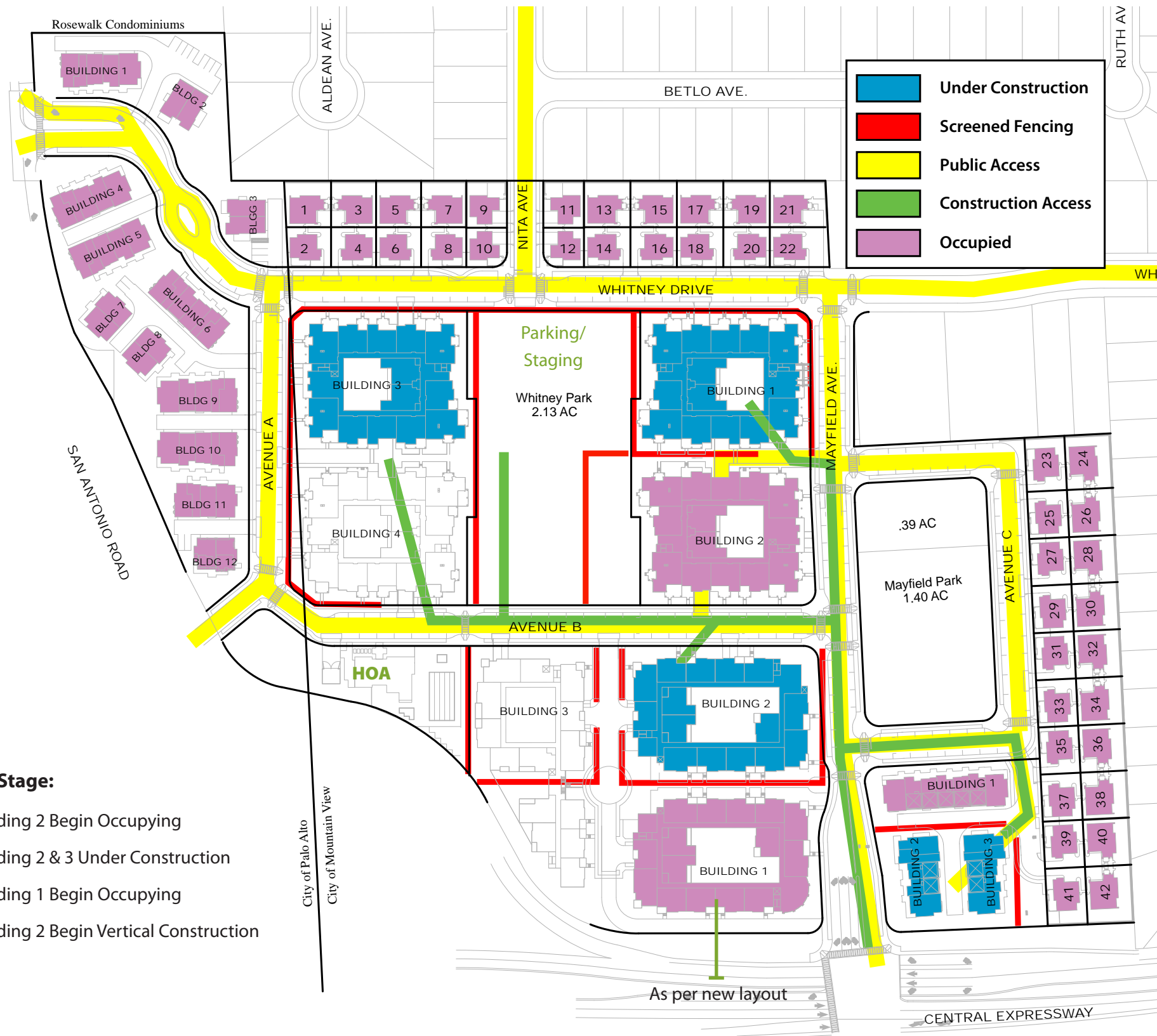


October 2010: Area 2 and Area 4 Models Open

Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

Construction Stage:

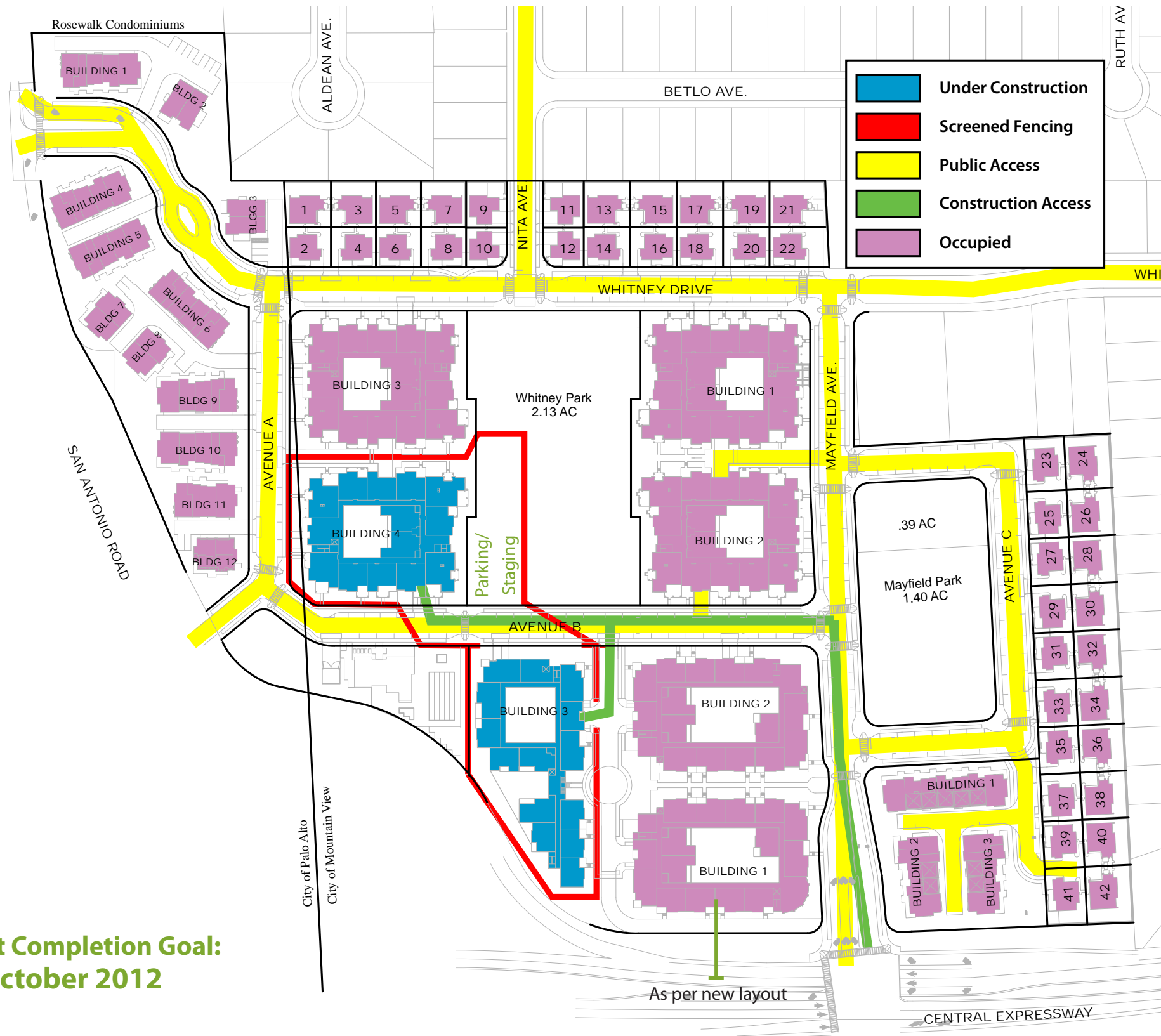
- Area 2** Building 2 Begin Occupying
- Area 3** Building 2 & 3 Under Construction
- Area 4** Building 1 Begin Occupying
Building 2 Begin Vertical Construction



October 2011: Area 3 Completion, Areas 2 & 4 Final Building Construction

Construction phasing and estimated commencement and completion dates are dependent upon timing and issuance of governmental approvals and permits, Planned Community Permits, building configurations, project conditions of approval, completion of site improvements, and is contingent upon sales and market conditions. Construction phasing plans will be adjusted as necessary to address these issues but at all times a logical phasing plan will be maintained so that public safety is maintained and construction conflicts are minimized.

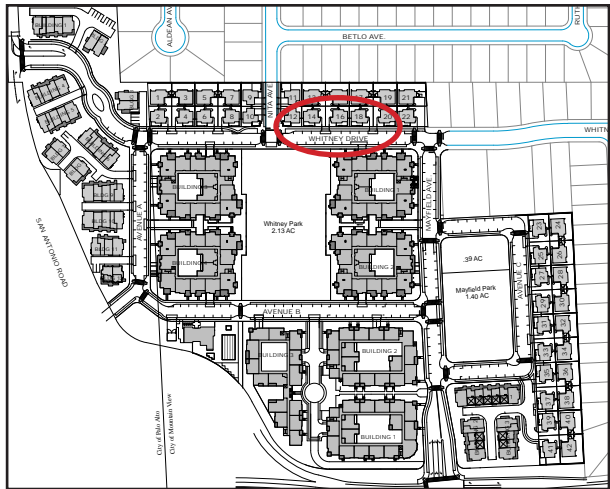
**Project Completion Goal:
October 2012**





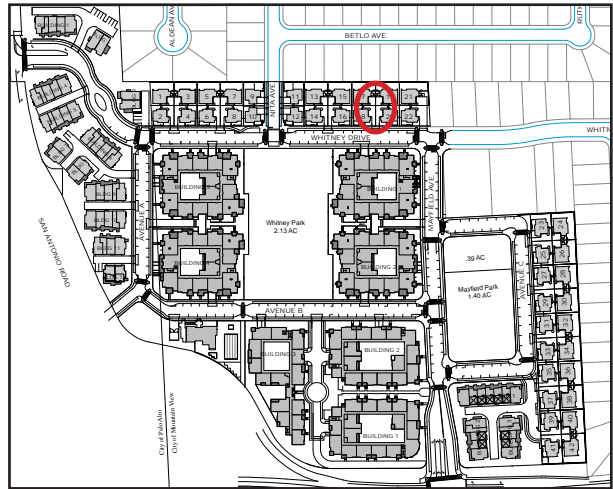
Note: Landscaping has been modified

View of single family homes along Whitney Drive



Area

Land Use Area 1



Plan 1B

Plan 3 A Alt

May 8, 2007

Court view 1



Plan 2 A

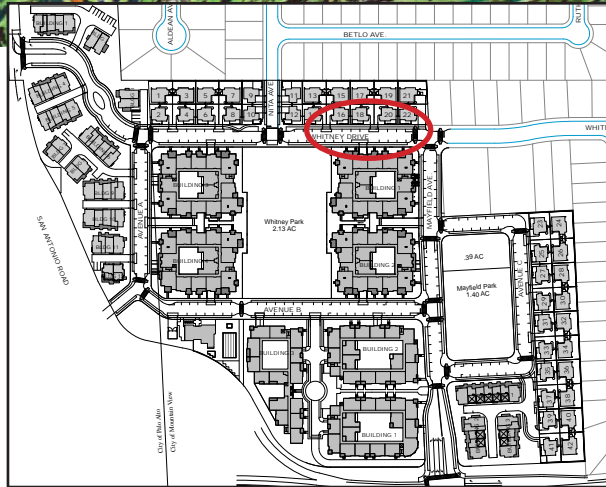
Plan 3 B

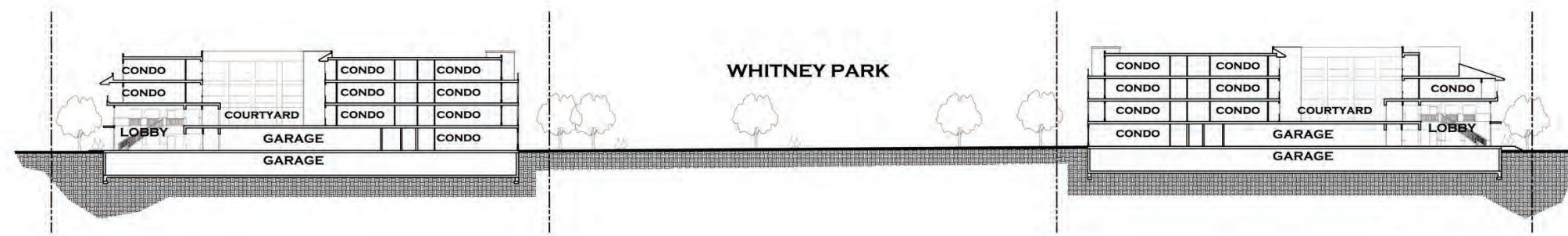
May 8, 2007

Court view 2

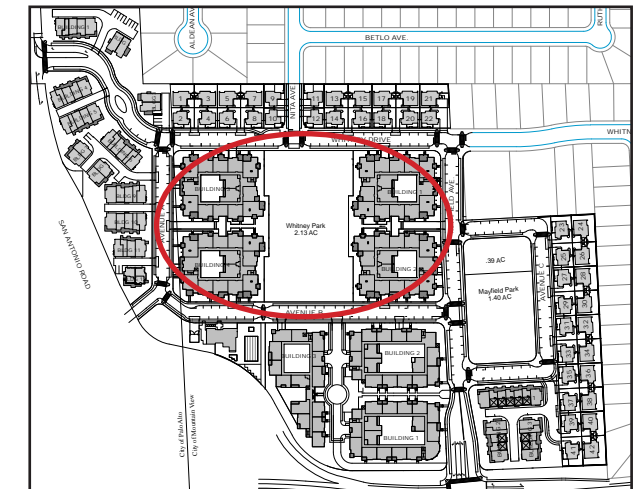
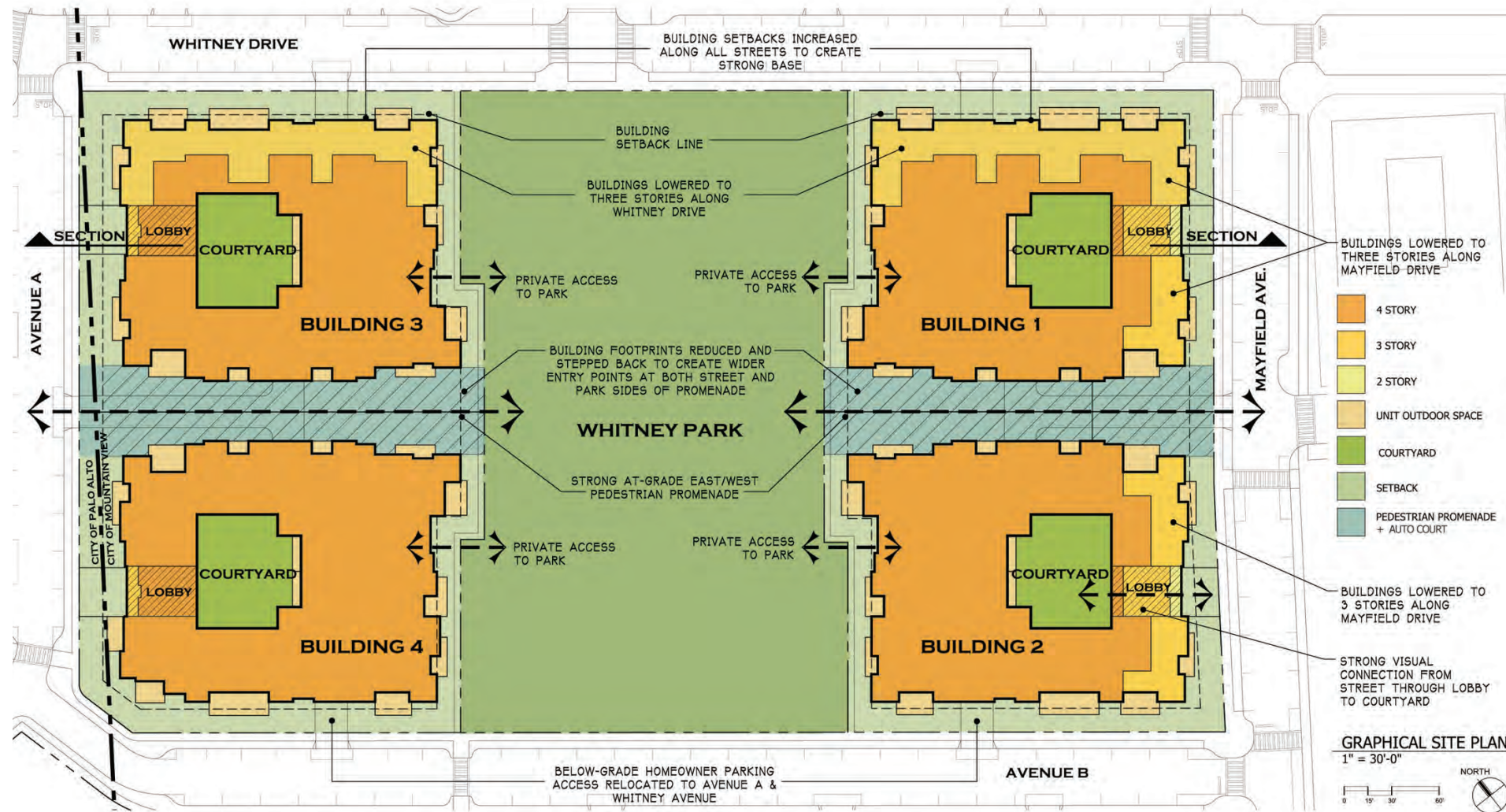
Area

Land Use Area 2

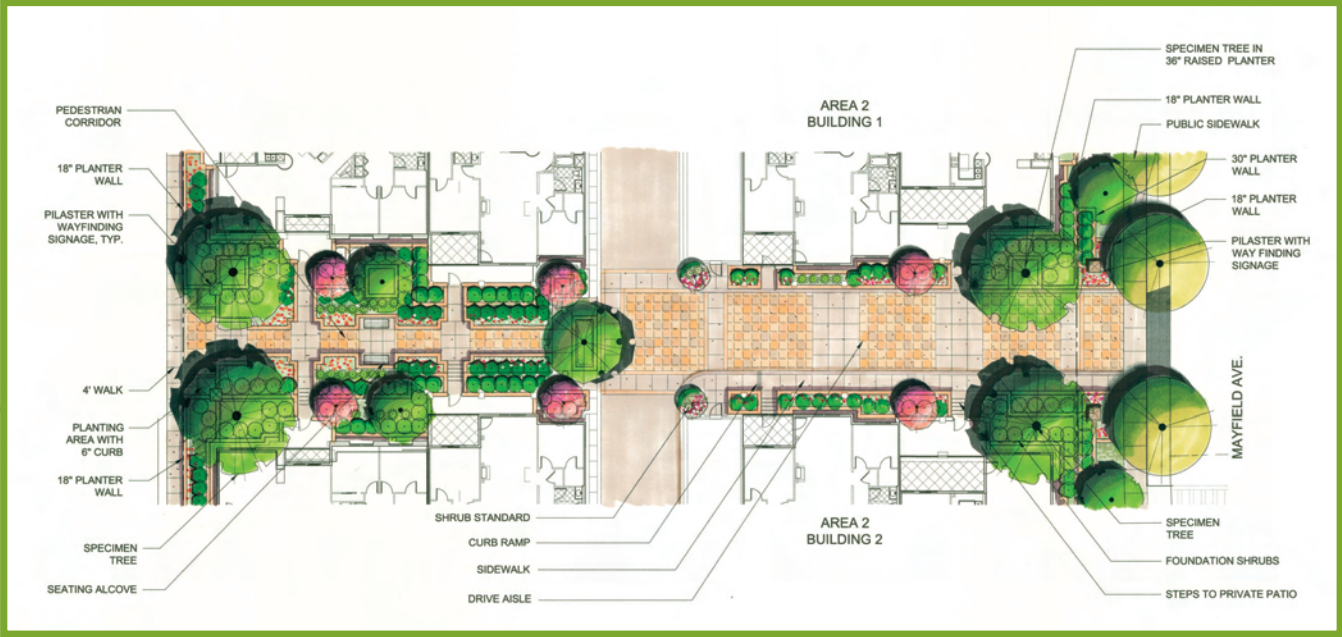




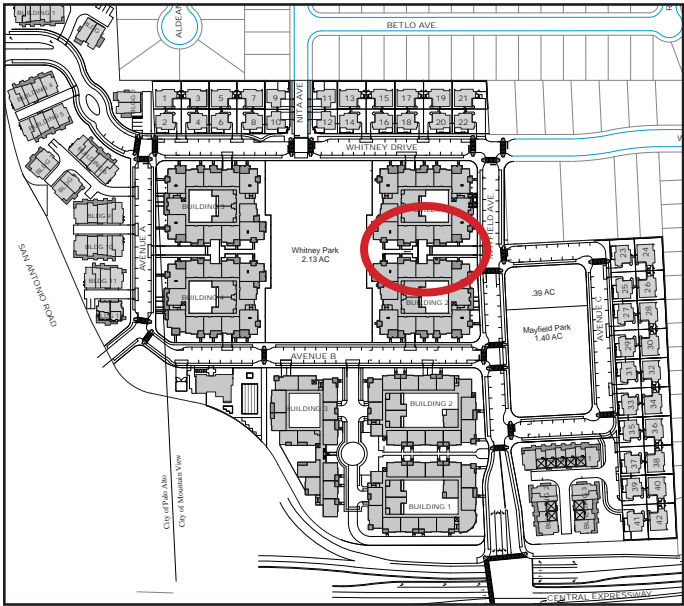
BUILDING SECTION
1" = 30'-0"



Enlarged Promenade Landscape Plan



View Toward Whitney Park From Mayfield Avenue



Area

Land Use Area 2



Typical Stoop Entry Along Whitney Drive

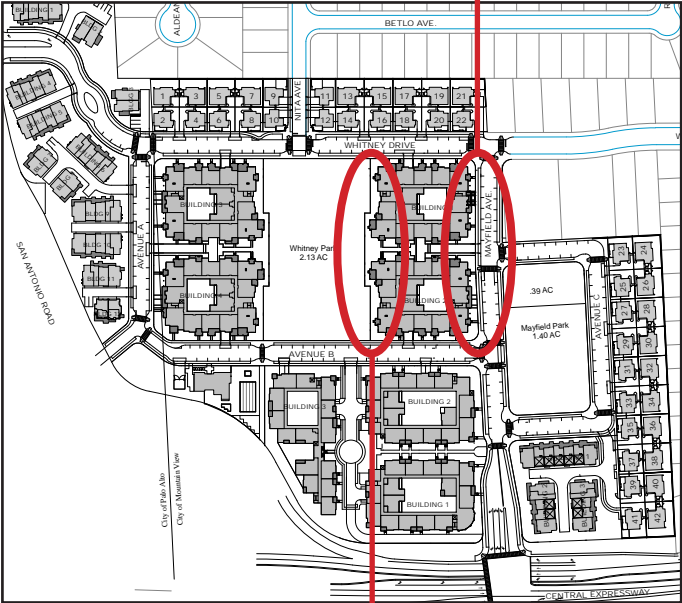


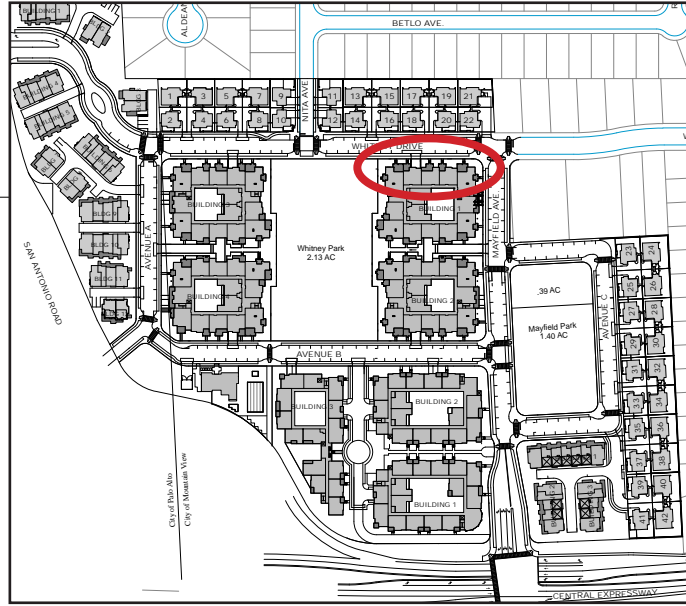


Mayfield Avenue Streetscape Elevation



Whitney Park Elevation





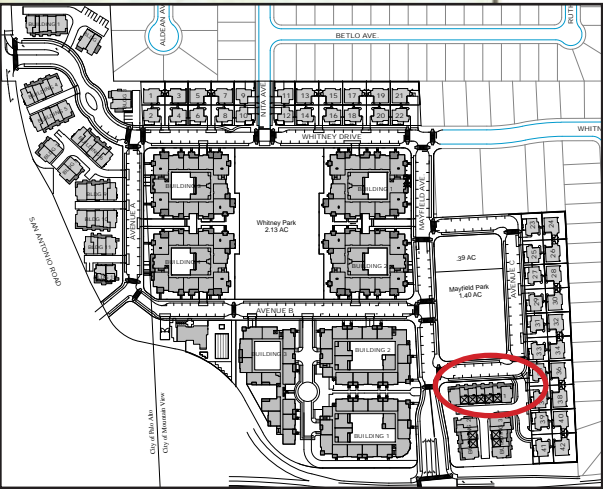
- EXTERIOR MATERIALS**
- 1 PORTLAND CEMENT PLASTER
-LIGHT SAND FINISH
 - 2 FIBER CEMENT HORIZONTAL SIDING
 - 3 FLAT CONCRETE TILE ROOF
 - 4 WOOD FASCIA
 - 5 WOOD RAFTER TAILS
 - 6 MANUFACTURED STONE VENEER
 - 7 METAL GUARDRAIL
 - 8 WOOD TRELLIS
 - 9 VINYL WINDOW/DOOR SYSTEM
 - 10 ENTRY TRELLIS
 - 11 ENTRY STOOP



Whitney Drive Elevation



View Toward Rowhomes from Mayfield Park



Area 3

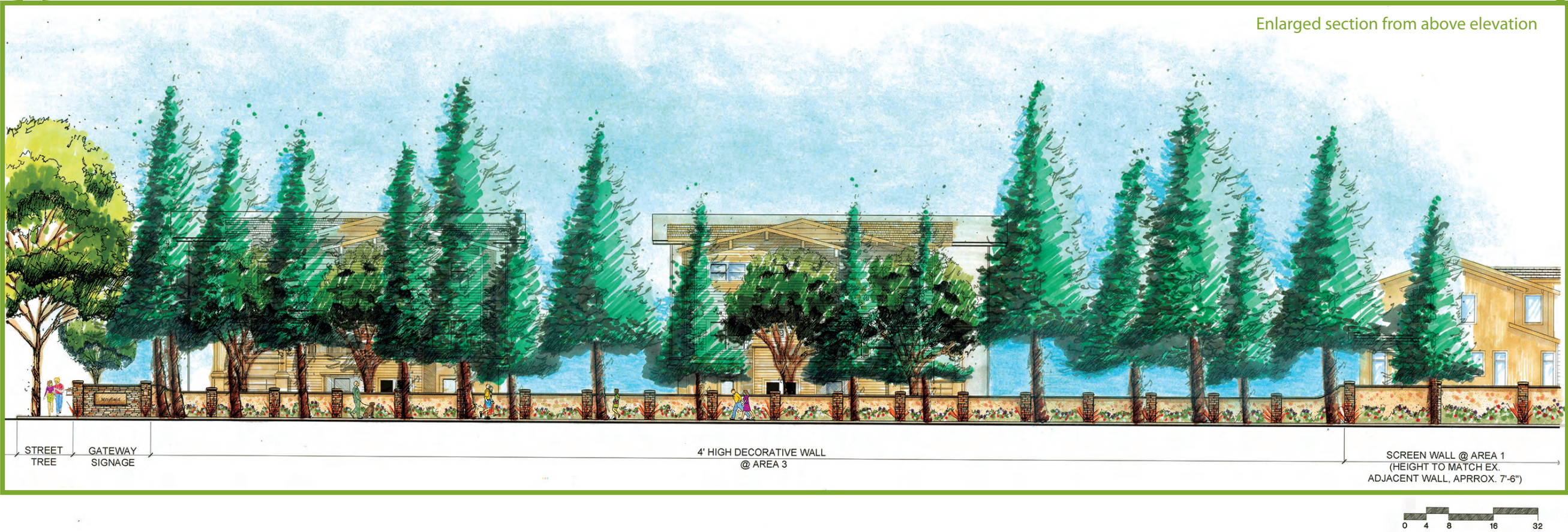
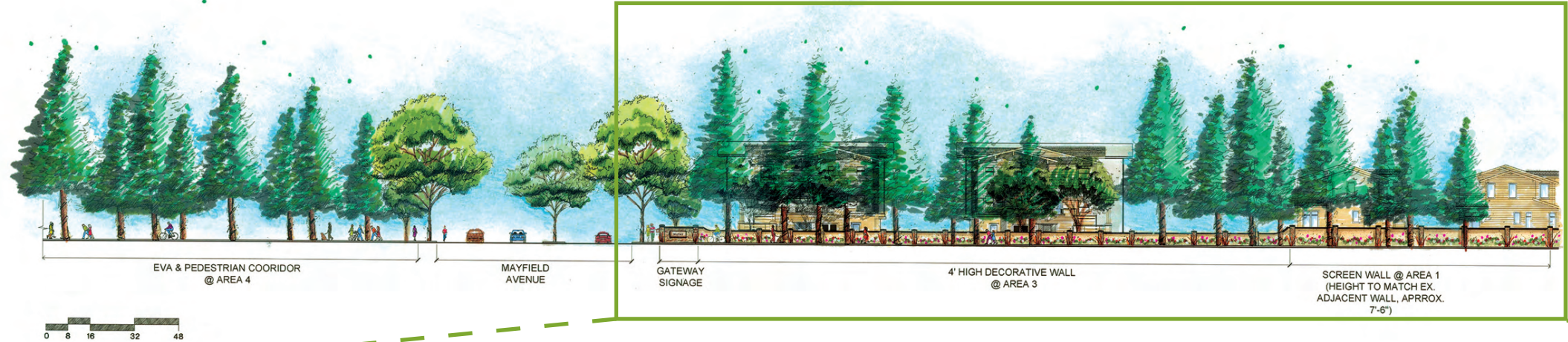
Land Use Area 3



Rowhome Elevation — Building One



**Rowhome Elevation —
Buildings Two and Three Elevation**



Central Expressway Landscape Elevation

4

Area

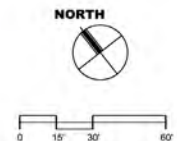
Land Use Area 4



SITE DATA:

Building 1	73 Units
Building 2	72 Units
Building 3	61 Units
TOTAL	206 UNITS

	5 STORY
	4 STORY
	3 STORY
	2 STORY
	UNIT OUTDOOR SPACE

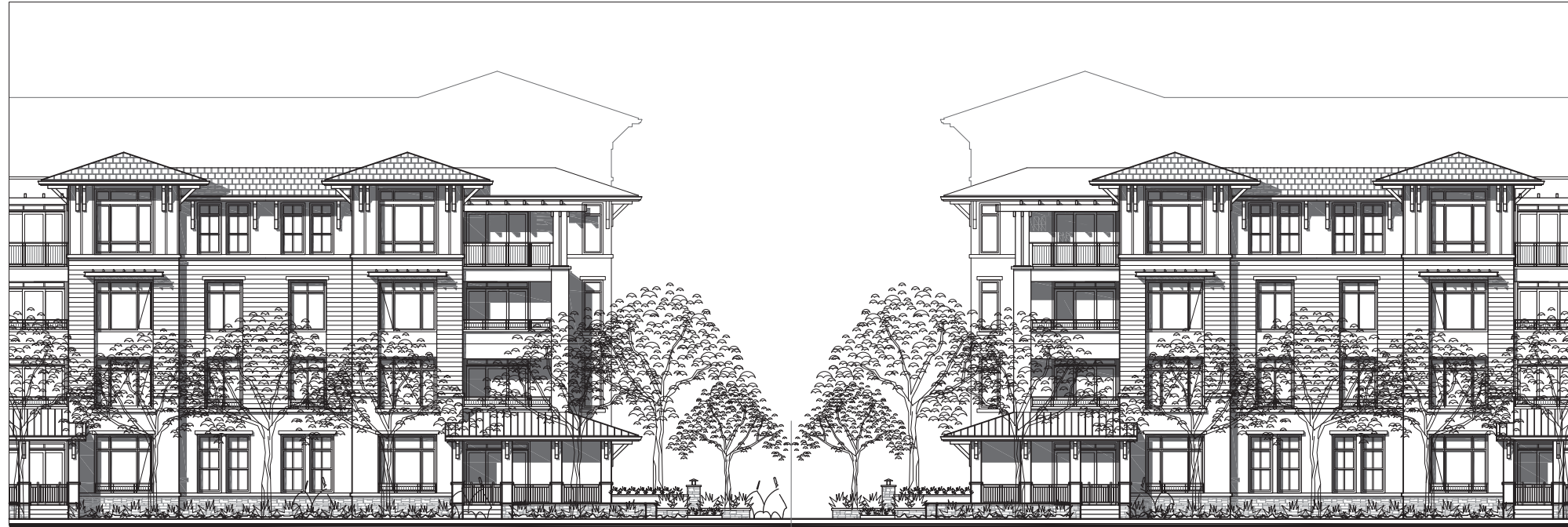


Gateway Condominium Graphical Site Plan

4

Area

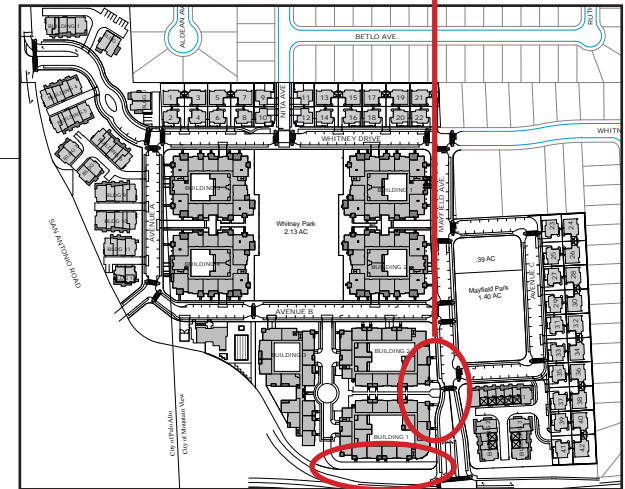
Land Use Area 4



Mayfield Avenue Partial Elevation at Paseo



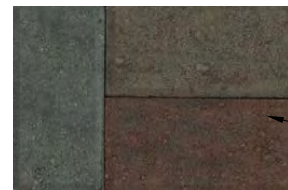
Central Expressway Elevation





See next page for call out details

Landscape Key Plan



PAVERS AT
DRIVE AISLES, AREAS 1 & 2

COLORS: MARIN, CARMEL,
CHARCOAL



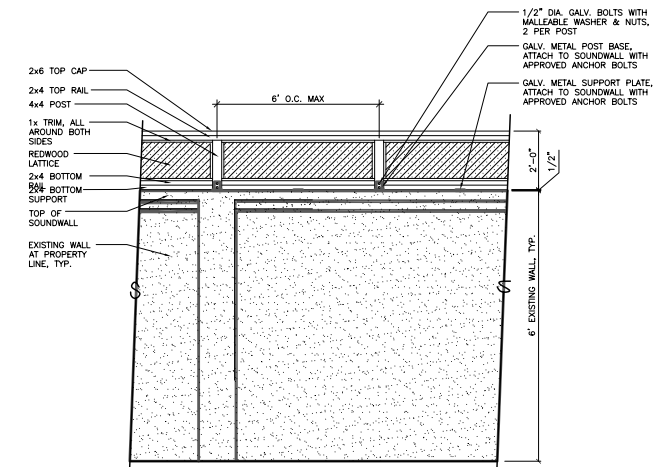
SF-RIMA PAVES
PATTERN: RUNNING BOND

A DECORATIVE PAVERS @ DRIVE AISLE
NTS

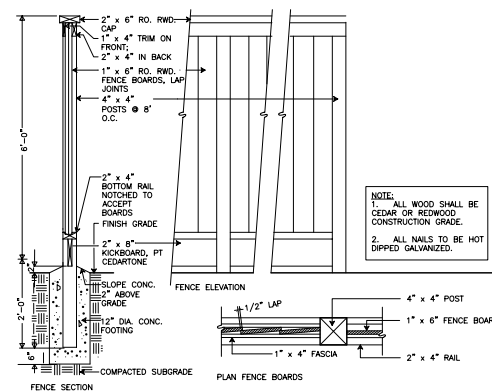


BANDED AND SCORED COLORED
CONCRETE IN DRIVEWAYS, AREA 3
SEE PLANS FOR LAYOUT

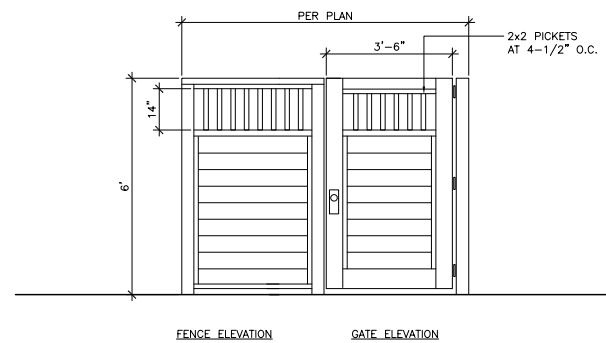
B SCORED & COLORED CONCRETE
NTS



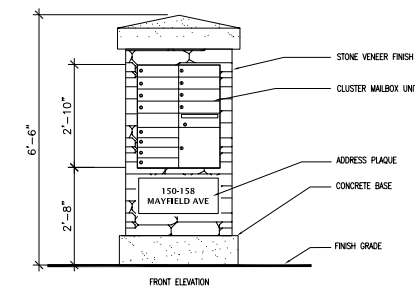
C EX. WALL WITH OPTIONAL LATTICE
3/8" - 1'-0"



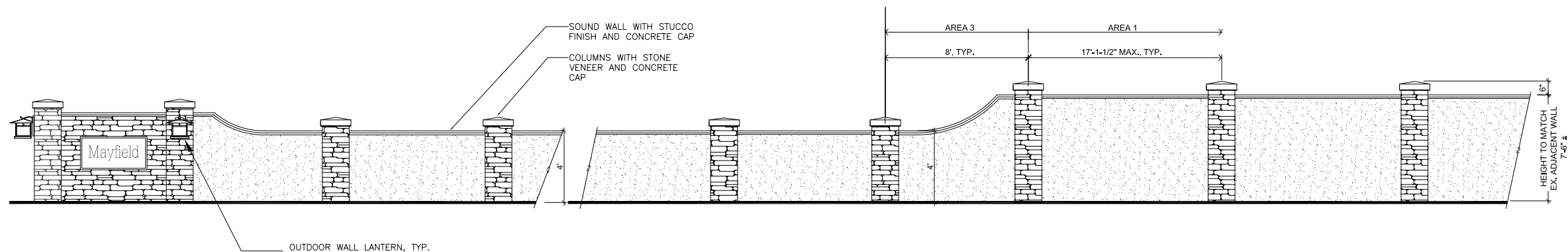
D GOOD NEIGHBOR FENCE AT AREA 1
3/8" - 1'-0"



E DECORATIVE SIDEYARD FENCE AT AREA 1
1/2" - 1'-0"

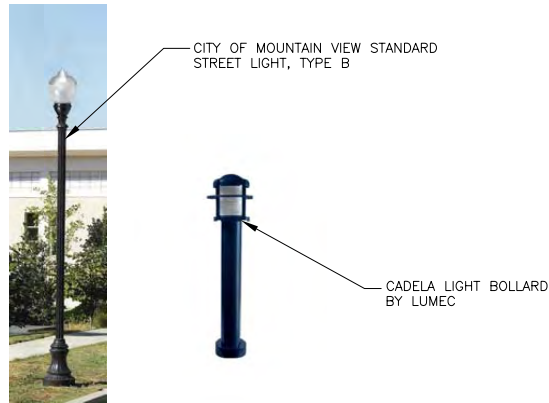


F MAILBOX KIOSK AT AREA 3
1/2" - 1'-0"



G SCREEN WALL ON CENTRAL EXPRESSWAY AT AREA 1 AND AREA 3
3/8" - 1'-0"

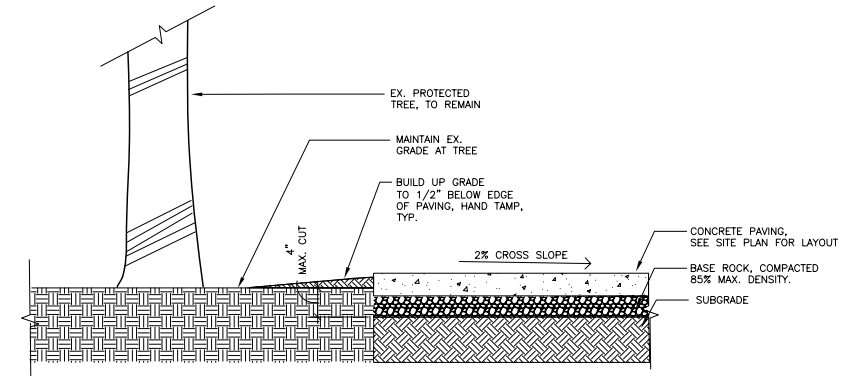
Landscape Key Plan Call Out Details



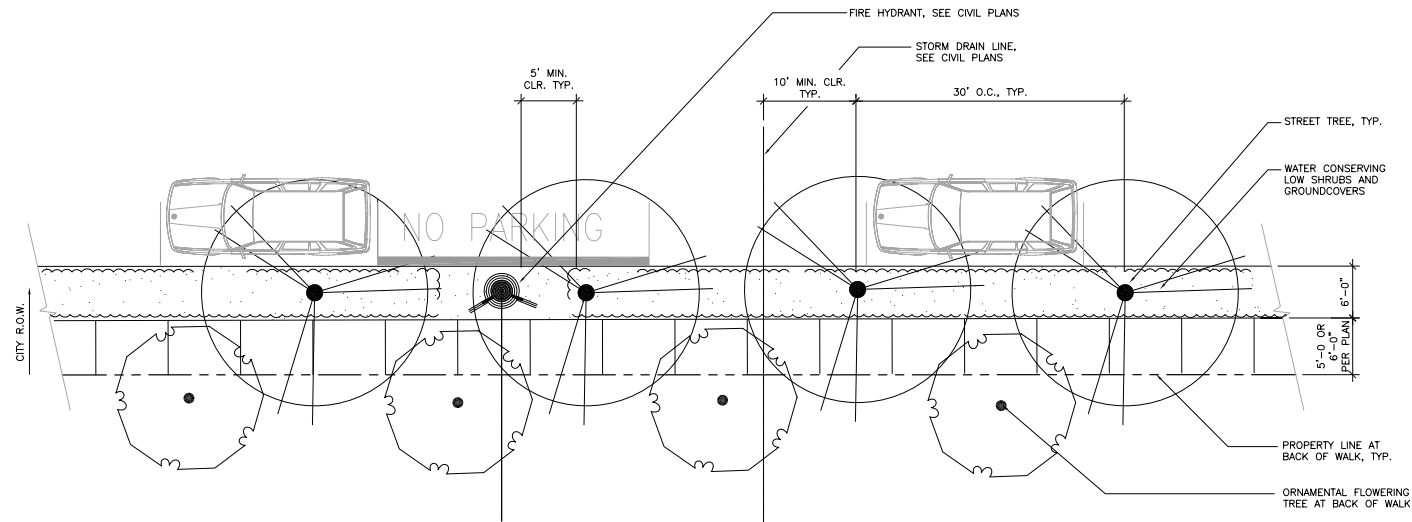
A LIGHTING
NTS



B BIKE RACK
NTS



C CONCRETE PAVING AT EX.TREE
3/8"-1'-0"



D TYPICAL PLANTING STRIP ON PUBLIC STREET
1/4" - 1'-0"

PRELIMINARY PLANT PALETTE FOR PLANTING STRIPS

CERATOSTIGMA	DWARF PLUMBAGO
PLUMBAGINOIDES	SAGELEAF ROCKROSE
CISTUS SALVIFOLIUS	BEACH STRAWBERRY
FRAGARIA CHIOENSIS	INDIAN MOCK STRAWBERRY
DUCHESNEA INDICA	NON CREEPING LILY TURF
DYMONDIA MARGARETAE	NON
LIRIOPE SPICATA	NON
MYOPORUM PARVIFOLIUM	BRAMBLE
'PROSTRATUM'	GROUNDCOVER ROSES
RUBUS PENTALOBUS	STAR JASMINE
ROSA FLORAL CARPET	
TRACHELOSPERMUM	
JASMINOIDES	

TREES				
SYMBOL	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR
	ACE-FRE	ACER FREEMANII 'BOWHALL'	CORAL BARK MAPLE	MEDIUM
	ACE-SAN	ACER PALMATUM 'SANGU KAKU'	CORAL BARK MAPLE	MEDIUM
	ARB-MAR	ARBUTUS 'MARINA'	ARBUTUS	LOW
	BET-PLA	BETULA PLATYPHYLLA 'WHITESPIRE'	WHITE BIRCH	MEDIUM
	CEL-AUS	CELTIS AUSTRALIS	HACKBERRY	LOW
	CRA-PHA	CRATAEGUS PHAENOPYRUM	WASHINGTON THORN	LOW
	CER-CAN	CERCIS CANDENSIS	EASTERN RED BUD	MEDIUM
	CER-OC	CERCIS OCCIDENTALIS	WESTERN RED BUD	LOW
	CUP-SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	LOW
	FRA-AME	FRAXINUS AMERICANA 'AUTUMN PURPLE'	WHITE ASH	MEDIUM
	GIN-BIL	GINKGO BILOBA	MAINDENHAIR TREE	MEDIUM
	LAG-HYB.	LAGERSTROMIA HYBS.	CRAPE MYRTLE	LOW
	LIQ-STY	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	LOW
	MAG-LIL	MAGNOLIA x S. LIJIUTIAN	STAR MAGNOLIA	MEDIUM
	MAG-GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MEDIUM
	MAG-GRA	MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD'	SOUTHERN MAGNOLIA	MEDIUM
	MAL-PS	MALUS 'PINK SPIRES'	FLOWERING CRABAPPLE	MEDIUM
	MAY-BOR	MAYTENS BOARIA	MAYTEN	MEDIUM
	OLE-EUR	OLEA EUROPAEA	OLIVE	LOW
	PIS-CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	MEDIUM
	PLA-ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	MEDIUM
	PRU-AKE	PRUNUS X YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	MEDIUM
	PRU-WIT	PRUNUS SERRULATA 'WITCOMB'	FLOWERING CHERRY	MEDIUM
	PYR-CAL	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	MEDIUM
	QUE-SHU	QUERCUS SHUMARDII	SHUMARD RED OAK	MEDIUM
	TRI-LAU	TRISTANOPSIS LAURINA 'ELEGANT'	WATER GUM	MEDIUM
ORNAMENTAL SHRUB STANDARDS				
	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR
	ROS-ICE	ROSA FLORABUNDA 'ICEBURG'	ICEBURG ROSE	MEDIUM
	TIB-URV	TIBUCHINA URVILLEANA	PRINCESS FLOWER	MEDIUM
	WIS-SEN	WISTERIA SINENSIS	CHINESE WISTERIA	MEDIUM
	SOL-RAN	SOLANUM RANTONNETII	POTATO VINE	MEDIUM
	ANI-HYP	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	MEDIUM
	RHA-IND	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	LOW

NOTES:

- THE LISTED PLANT CONCEPT LEGEND IS INTENDED TO CONVEY THE GENERAL DESIGN THEME OF THE PROJECT. THE LIST IS FOR DESIGN INTENT ONLY.
- PLANT SPECIES LISTED TO DEMONSTRATE THE PLANTING CHARACTER. FINAL SPECIES SELECTION AND LAYOUT TO BE DETERMINED DURING CONSTRUCTION DOCUMENTATION AND SHALL BE COORDINATED WITH FINAL MATERIALS SELECTION AND ON LOCAL NURSERY SUPPLY AND AVAILABILITY.
- PLANT STOCK SIZING AND SPACING PROVIDED TO DEMONSTRATE PLANT COVERAGE OF ALL PLANTING AREAS WITHIN THREE GROWING SEASONS.
- PLANT WATER USE FACTORS:
HIGH = HIGH WATER USE PLANT
MEDIUM = MEDIUM WATER USE PLANT
LOW = LOW WATER USE PLANT

MEDIUM AND LOW WATER USE PLANTS ARE CONSIDERED WATER CONSERVING PLANT SPECIES. HIGH WATER USE PLANTS ARE NOT CONSIDERED WATER CONSERVING PLANT SPECIES. THE MAJORITY OF THE LANDSCAPE AREAS OF THE PROJECT USE MEDIUM AND LOW WATER USE PLANTS.

BACKGROUND/FOUNDATION SHRUBS				
	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR
	ALY-HUE	ALYGOYNE HUEGELII	BLUE HIBISCUS	LOW
	ARB-ELF	ARBUTUS UNEDO 'ELFIN KING'	DWARF ARBUTUS	LOW
	CAM-JAP	CAMELLIA JAPONICA 'GLEN 40'	CAMELLIA	MEDIUM
	COL-PUL	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	MEDIUM
	GRE-ROS	GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	LOW
	HIB-ROS	HIBISCUS ROSA-SINENSIS	HIBISCUS (RED FLOWER)	LOW
	LAV-ASS	LAVATERA ASSURGENTIFLORA	TREE MALLOW	LOW
	LAV-THU	LAVATERA THUINGACA	TREE MALLOW	LOW
	LIG-TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX-LEAF PRIVET	MEDIUM
	PIT-TEN	PITTOSPORUM TENUIFOLIUM 'MAJORIE CHANNON'	PITTOSPORUM	MEDIUM
	PRU-BT	PRUNUS CAROLINIANA 'BRIGHT-N-TIGHT'	CAROLINA LAUREL CHERRY	LOW
	SYZ-PAN	SYZYGIUM PANICULATUM	BRUSH CHERRY	MEDIUM
	WES-FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	MEDIUM
MEDIUM ACCENT SHRUBS				
	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR
	ABE-EG	ABELIA 'EDWARD GAUCHER'	ABELIA	MEDIUM
	ABU-HYB	ABUTILON HYBRIDS	FLOWERING MAPLE	MEDIUM
	ANI-HYP	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	MEDIUM
	CAM-JAP	CAMELLIA JAPONICA	CAMELLIA	MEDIUM
	CIS-SPP	CISTUS SPP.	ROCKROSE	LOW
	DIE-BIC	DIETES BICOLOR	FORTNIGHT LILY	LOW
	ERY-BM	ERYSIMUM 'BOWLES MAUVE'	WALLFLOWER	LOW
	HYD-MAC	HYDRANGEA MACROPHYLLA	HYDRANGEA	MEDIUM
	LOR-CHI	LOROPETALUM CHINENSE	LOROPETALUM	LOW
	LIR-GIG	LIRIOPE GIGANTEA	BIG BLUE LILY TURF	MEDIUM
	PIT-TOB	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	PITTOSPORUM	MEDIUM
	PHO-HYB	PHORMIUM HYBRIDS	FLAX	LOW
	PIT-VAR	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	MEDIUM
	ROS-MEI	ROSA 'MEIDLAND'	SHRUB ROSE	MEDIUM
	ROS-ICE	ROSA FLORIBUNDA 'ICEBERG'	ICEBURG ROSE	MEDIUM
	ROS-TB	ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	LOW
	SAL-GRE	SALVIA GREGGII	AUTUMN SAGE	LOW
	SAL-LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW
	TAG-LEM	TAGETES LEMONII	BUSH MARIGOLD	LOW
	ZAN-AET	ZANTEDESCHIA AETHIOPICA	CALLA	MEDIUM

LOW FOREGROUND SHRUBS					
	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR	
	ABE-PRO	ABELIA "PROSTRATA"	PROSTRATE ABELIA	MEDIUM	
	AGA-HYB	AGAPANTHUS HYBRIDS	LILY-OF-THE-NILE	MEDIUM	
	BER-COR	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	MEDIUM	
	BUX-JAP	BUXUS JAPONICA "GREEN BEAUTY"	BOXWOOD	MEDIUM	
	COT-DAM	COTONEASTER DAMMERI "LOWFAST"	BEARBERRY COTONEASTER	LOW	
	ERI-KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	
	ERY-BM	ERYSIMUM "COMPACT BOWLES MAUVE"	WALLFLOWER	LOW	
	ESC-COM	ESCALLONIA COMPACTA	ESCALLONIA	MEDIUM	
	FUC-TRI	FUCHSIA TRIPHYLLA "GARTENMEISTER BONSTEDT"	FUCHSIA GARTENMEISTER	MEDIUM	
	HEB-SPP	HEBE	HEBE	MEDIUM	
	HEM-HYB	HEMEROCALLIS HYBRIDS	DAYLILY	MEDIUM	
	HEU-SAN	HEUCHERA SANGUINEA	CORAL BELLS	MEDIUM	
	LAN-HYB	LANTANA HYBRIDS	LANTANA	LOW	
	LAV-ANG	LAVANDULA ANGUSTIFOLIA	LAVENDER	LOW	
	LIR-MUS	LIRIOPE MUSCARI	LILY TURF	MEDIUM	
	LIM-PER	LIMONIUM PEREZII	SEA LAVENDER	MEDIUM	
	NEP-COR	NEPHROLEPIS CORDIFOLIA	SWORD FERN	MEDIUM	
	RHA-BAL	RHAPHIOLEPIS "BALLERINA"	DWARF INDIA HAWTHORN	LOW	
	ROS-CI	ROSMARINUS "COLLINGWOOD INGRAM"	TRAILING ROSEMARY	LOW	
	ROS-FC	ROSA "FLORAL CARPET"	GROUNDCOVER ROSE	MEDIUM	
	SOL-HET	SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	
	VIB-DAV	VIBURNUM DAVIDII	COMPACT VIBURNUM	MEDIUM	
	VINES				
	ABBRV.	BOTANICAL NAME	COMMON NAME	PLANT WATER USE FACTOR	
	CAM-GRA	CAMPSIS GRANDIFLORA	TRUMPET CREEPER	LOW	
	CLE-ARM	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	MEDIUM	
	HAR-VIO	HARDENBERGIA VIOLACEA	LILAC VINE	MEDIUM	
	JAS-LAU	JASMINUM LAURIFOLIUM NITIDUM	SHINING JASMINE	MEDIUM	
	PAS-ALA	PASSIFLORA X ALATOCARULEA	PASSION VINE	MEDIUM	
	ROS-BAN	ROSA-BANKSIAE	LADY BANKS ROSE	LOW	
	SOL-JAS	SOLANUM JASMINOIDES	POTATO VINE	MEDIUM	
	WIS-SIN	WISTERIA SINENSIS	CHINESE WISTERIA	MEDIUM	
	GROUNDCOVER				
	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	PLANT WATER USE FACTOR
	CP	CALIBRACHOA (PINK FLOWERS)	MILLION BELLS (PINK)	12" OC	MEDIUM
	CT	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	12" OC	MEDIUM
	CV	COPROSMA PUMILA "VERDE VISTA"	VERDE VISTA COPROSMA	12" OC	LOW
	CZ	COTONEASTER DAMMERI "LOWFAST"	BEARBERRY COTONEASTER	24" OC	LOW
	EX	ERIGERON KARVINSKIANUS	FLEABANE	18" OC	LOW
	FC	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	12" OC	MEDIUM
	MY	MYOPORIUM PARVIFOLIUM "PROSTRATUM"	MYOPORIUM	24" OC	LOW
	SU	SUTERA CORDATA	SUTERA	18" OC	MEDIUM

Conceptual Planting Palette

Landscape Details & Plant Imagery



Mayfield Plant Imagery